

REPORTS OF COMMITTEES

1. Committee of the Whole – May 4, 2017

6. Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475 for 3031 Jackson Street (Hillside/Quadra)

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas:

1. Rezoning Application No.00520 for 3031 Jackson Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, subject to staff working with the applicant to increase the rear yard setbacks, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation, and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.

2. Development Permit with Variances Application No. 000475 for 3031 Jackson Street

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00520, if it is approved, consider the following motion:

"That Council authorize the issuance of development Permit Application No. 000475 for 3031 Jackson Street, in accordance with:

1. Plans date stamped February 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce site width from 75.00m to 53.17m
 - ii. reduce front setback from 7.50m to 7.00m
 - iii. reduce the rear setback from 7.50m to 4.50m (to unit 10)
 - iv. reduce the side setback (north) from 7.50m to 2.44m (to Unit 5) and to 3.00m (to Units 6 and 7) and to 7.19m (to Unit 6)
 - v. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.
4. The Development Permit lapsing two years from the date of this resolution."

Carried

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe, and Young

Opposed: Councillor Isitt and Madoff

4. LAND USE MATTERS

4.3 Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475 for 3031 Jackson Street (Hillside/Quadra)

Committee received reports dated April 20, 2017, from the Director of Sustainable Planning and Community Development regarding an application to allow for the construction of ten, two-storey townhouses.

Committee discussed:

- Concerns about the proposed tree loss to accommodate the proposal.
- The current proposal vs. what could be developed within the allowable zoning and policies.

Motion:

It was moved by Mayor Helps, seconded by Councillor Lucas:

Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation, and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.

Development Permit with Variances Application No. 000475 for 3031 Jackson Street

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 - v. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.

4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- Concerns about the proposals lack of alignment with the development permit area guidelines for enhancing the neighbourhood's character.
- The concerns raised by neighbours and the proposals alignment with various policies and plans.
- Issues of the rear yard setbacks and proximity to neighbouring boundaries.

Amendment: It was moved by Councillor Young, seconded by Mayor Helps, that the motion be amended as follows:

Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, **subject to staff working with the applicant to increase the rear yard setbacks**, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation, and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
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 - vi. reduce site width from 75.00m to 53.17m
 - vii. reduce front setback from 7.50m to 7.00m
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 - ix. reduce the side setback (north) from 7.50m to 2.44m (to Unit 5) and to 3.00m (to Units 6 and 7) and to 7.19m (to Unit 6)
 - x. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.
4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- Various concerns with the current proposal and opportunities to enhance the proposal's suitability for the neighbourhood and applicable site guidelines.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, subject to staff working with the applicant to increase the rear yard setbacks, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

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1. Plans date stamped February 3, 2017.
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3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.
4. The Development Permit lapsing two years from the date of this resolution."

On the main motion as amended:
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Lucas, and Young

Against: Councillors Isitt, Madoff, and Thornton-Joe

Councillor Young excused himself from the meeting at 9:48 a.m. due to a pecuniary conflict of interest as he lives near the subject site being considered in the next item.



Committee of the Whole Report

For the Meeting of May 4, 2017

To: Committee of the Whole **Date:** April 20, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No.00520 for 3031 Jackson Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation, and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 3031 Jackson Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to the R-J Zone, Low Density Attached Dwelling District, in order to permit the construction of ten, two-storey townhouses. The proposed units incorporate single-car garages with five visitor parking stalls provided in three locations on the site. The units are situated to retain the majority of Gary Oak trees and trees of other species that occupy the site. A number of variances are requested for site width, building setbacks and separation spaces.

The following points were considered in assessing this application:

- the property is within the Traditional Residential Urban Place Designation in the *Official Community Plan, 2012*, in which ground-oriented residential development in the form of attached dwellings can be considered
- the proposed building height and density of the townhouses is in keeping with the adjacent townhouses and single-family dwellings
- the siting of the townhouses mitigates the loss of Garry Oak trees and other trees on the property.

BACKGROUND

Description of Proposal

This Rezoning Application is to replace an existing house on a large lot (2910m²) with ten two-storey townhouses. The proposed units incorporate single-car garages with five visitor parking stalls provided in three locations on the site. The units are situated to retain the majority of Gary Oak trees and trees of other species that occupy the site. Specific details include:

- a total floor area of 1217m² with a density of 0.42:1
- two and three unit clusters of townhouses accessed by an "L"-shaped driveway
- all units are family-oriented with three upper floor bedrooms
- retention of large Gary Oaks and open space on the northwest corner of the property along Jackson Street
- private open space in the form of a patio or deck for each unit.

The following differences from the standard R-J Zone, Low Density Attached Dwelling District, are being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application.

- reduced site width based on width required per dwelling unit
- reduce front, rear and north side yard setbacks
- reduced building separation spaces.

The design aspects of this proposal are also reviewed in the concurrent Development Permit Application report.

Affordable Housing Impacts

The applicant proposes the creation of ten new residential units which would increase the overall supply of housing in the area. As a condition of approval, a Housing Agreement is also being requested to ensure that future Strata Bylaws could not prohibit the rental of units.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The application proposes visitor bike racks, which supports active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The area is characterized by single-family dwellings and conversions, as well as the 38-unit Wilderness Co-op townhouse/garden apartments immediately adjacent to the north, east and south of the subject site.

Existing Site Development and Development Potential

The large lot (2910.7m²) is occupied by a single-family dwelling. The existing house was built in 1942 and is in fair condition. It is not identified on the Heritage Register.

Under the current R1-B Zone, Single Family Dwelling District, the property could be subdivided for a number of single-family dwelling lots with single-family dwellings of up to 300m² and two-storeys in height. Based on the lot area, up to five lots (including panhandle lots) may be possible.

Data Table

The following data table compares the proposal with the R-J Zone, Low Density Attached Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard RJ
Site area (m ²) - minimum	2910.70	2775.00
Site Width (m) - minimum	53.17*	75.00
Density (Number of Dwelling Units on a Lot) - maximum	10 (1 per 291.07m ²)	10 units (1 per 277.5m ²)
Total floor area (m ²) - maximum	1216.94	N/A
Floor space ratio – maximum	0.42:1	N/A
Height (m) - maximum	5.65 (units 1,2) 7.78 (units 3,4,5) 6.52 (units 6,7) 5.58 (units 8,9,10)	8.50
Storeys - maximum	2	N/A
Open site space %	48.80	N/A
Site coverage % - maximum	27.50	40.00
Setbacks (m)		
Front (Jackson Street)	7.0*	7.50
Rear (east)	4.50*	7.50
Side (north)	2.44* (unit 5) 7.19* (unit 6) 3.00* (units 6 and 7)	7.50

Zoning Criteria	Proposal	Zone Standard RJ
Side (south)	8.46	7.50
Separation Space (m) - minimum	5.76* (units 2 and 4) 9.00 (units 3,4,5 and units 8,9,10) 7.10 (units 7,8 and 8,9,10)	5.00 to 15
Parking – minimum	15	15 (1.5 per dwelling unit)
Visitor parking (minimum) included in the overall units	5	2
Bicycle parking stalls (minimum)	10 class 1 6 class 2	10 6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Hillside Quadra CALUC at a Community Meeting held on April 25, 2016. A letter dated May 30, 2016 is attached to this report.

ANALYSIS

Official Community Plan

The property is within the Traditional Residential Urban Place Designation in the *Official Community Plan, 2012*, in which ground-oriented residential development in the form of attached dwellings can be considered.

Local Area Plans

The property is not identified in the *Hillside Quadra Neighbourhood Plan, 1996* as an area of potential change from the current R1-B Zone, Single Family Dwelling District; however, the property is unusually large and located next to a multi-unit residential development. The proposal is in keeping with the housing policies which give preference to family-oriented townhouses over apartments, and which are designed to “fit comfortably” into the neighbourhood. The site planning objective of minimizing tree loss is in line with the objective of minimizing the loss of mature trees on both public and private property.

CONCLUSIONS

The large area, varied topography and large number of Garry Oaks and other tree species on the property make a clustered, townhouse approach to its development preferable to subdivision for single-family dwellings. The location next to existing townhouses and apartments also suggests townhouses are an appropriate form of land use.

The two-storey building height and density of the proposed townhouses is in keeping with the adjacent townhouses and single-family dwellings. The proposed siting of the townhouses mitigates the loss of Garry Oaks and other trees on the property while maintaining a street presence on Jackson Street.

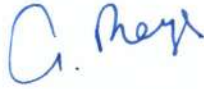
Staff recommend for Committee’s consideration that the Application be forwarded to Council for consideration and a Public Hearing date be set.


ALTERNATE MOTION

That Council decline Rezoning Application No. 00520 for the property located at 3031 Jackson Street.


Respectfully submitted,


Alec Johnston
Senior Planner
Development Services




Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: April 25, 2017

List of Attachments:

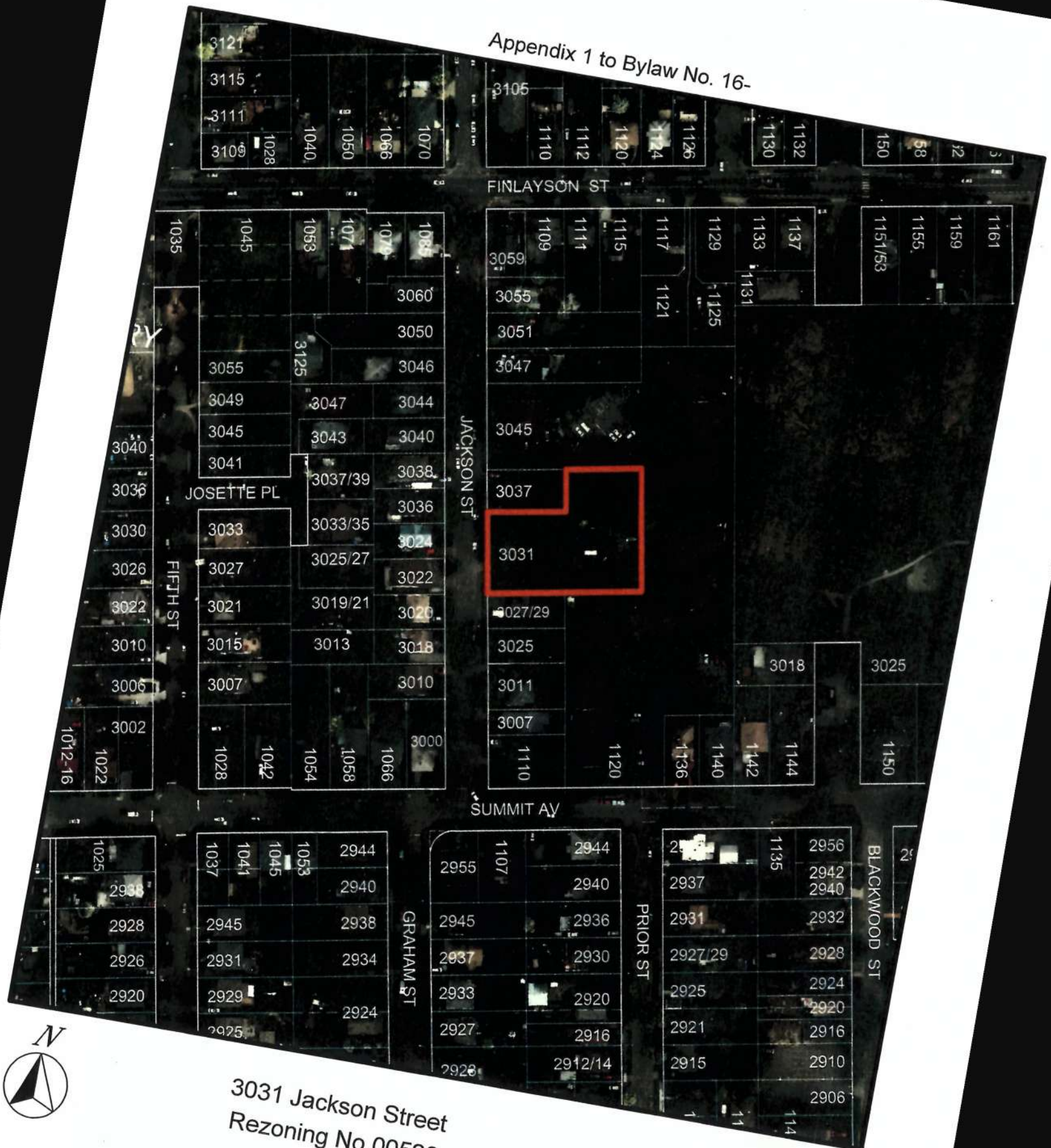
- Subject Map
- Aerial Map
- Letters from the applicant to Mayor and Council dated January 12, 2017, October 10, 2016 and June 1, 2016
- Arborist report dated March 23, 2017 and March 11, 2016
- Plans date stamped April 20, 2017
- Community Association Land Use Committee Comments dated May 30, 2016
- Neighbourhood Correspondence

Appendix 1 to Bylaw No. 16-



3031 Jackson Street
Rezoning No.00520

Appendix 1 to Bylaw No. 16-



3031 Jackson Street
Rezoning No.00520





2272 Millstream Road, Victoria , BC V9B 6H2
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January 12 , 2017

Mayor and Council
City of Victoria,
#1 Centennial Square, Victoria, BC
c/o emailed to Brain Sikstrom, Planner
via --

Re: Rezone & DP for 10 townhouses at 3031 Jackson St, Victoria, BC

Dear Mayor and Council,

I write on behalf of my clients, Mr. & Mrs B Canfield, and their builder, Brothers Home Building, who wish to rezone a large parcel for 10 townhouses. A property in Mrs Canfields family since the 1940's.

This site is central to two commercial centers, Mayfair and Hillside, plus smaller corner stores, making walking to these within 15 minutes possible. Jackson street is also just a short walk from Quadra where bus service is excellent. Jackson Street is also an identified bicycle route so we are served by all sustainable travel methods, and those methods support a density higher than single family dwelling. Jackson street is very well suited to slightly higher density being a connector to arterial roadways, bus routes, cycle routes.

We met with the NAG twice, once informal and once formally, we had delivered a letter to the door of the immediate neighbours outlining our intent to develop the property and invited them to contact our Consultant (Dean Strongitharm) if they had any questions. No calls to the Consultant came as a result. Subsequently, Dean went door to door in the immediate neighbourhood offering to discuss any thoughts the neighbours might have. The formal NAG meeting had a presentation by McNeil Designs, the comments received from both the NAG meetings and the neighbourhood canvass have been acted upon and are now incorporated in the submitted proposal. Part of their concerns focused on the appearance of the front units from the street, the changes were made, and were recently supported by ADP. Other concerns were off street parking and we have arrived at our present position after significant dialogue and direction from the Planning Dept.

There are not often larger lots in the city anymore and so this is an appropriate opportunity to develop comprehensively without demolition of much existing housing stock. Five fee simple lots under current zone would not leave nearly as many trees. Townhouses give the most flexibility in siting, by varying position and block size. We were commended by ADP on how we sited the buildings and driveways around trees, and have retained a fairly large portion of the lot near road.

We are of the view that density is not seen as paramount issue since we believe it is equivalent to R-J except for setbacks as a result of saving trees. We further believe the arborist report clearly indicates we have developed our proposal in such a way to save a majority of trees. Our Arborist has been in touch with the Parks Department personnel in this regard.

We have also carefully considered the topography and trees, following arborist's advice on which trees are the healthiest and easiest to protect, and then situated the units to best practice. You will see a large portion of property near the road is left untouched to retain a lot of what neighbours have come to know in way of greenspace and leaving a wide berth for the largest tree.

Gary Oak Tree Summary : (excluding over grown shrubs and fruit trees shown on site plan)

Tree total : 59

Trees removed : 23

Condition of removed trees : 3 Healthy 7 Fair 13 Poor

We heard neighbourhood concerns at the outset, initially adding two on-site parking spaces above required in response to neighbours comments., but are currently providing only the required parking at the suggestion of the Planning staff, anticipating Council's wishes to prioritize preserving trees. Landscape design has been revised to show all surface parking is permeable as well as some sections near entry.

Summary of Variances : (based on RJ zoning – low density)

These are variances to R-J, not a site specific zone. ALL of these come out of siting throughout the property to retain as many trees as possible, from both building siting and driveway location. Setbacks for windows, building separation based on rooms and property width. Note on the contextual plan that all neighbouring buildings, primarily the Coop townhouses are set back considerably from property lines. Most of these setbacks are for rooms that have additional windows facing another way, or are screened well from neighbours.

Following ADP recommendations we also added windows on side elevations where suitable, and amended the siding 'band' height and incorporated it with the belly band.

Note we will also build to Energuide 80. The builder is a registered Built Green Builder.

We hope you can support this application, we feel that this type of project, over single family subdivision, allows the best fit to retain trees and topography of lot and keeps affordability in the housing, we look forward to presenting our project as we have to the community.

Sincerely,



Ron McNeil, ASCT.
mbltr829





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October 10 , 2016

Mayor and Council
City of Victoria,
Centennial Square, Victoria, BC
c/o by hand with revised drawing sets,
via --

Re: Revisions & Requested Variances, for Rezone/DP 3031 Jackson St, Victoria, BC

Dear Mayor and Council,

I write on behalf of my clients, Mr & Mrs B Canfield, and their builder Brothers Home Building, who wish to rezone a large parcel for 10 townhouses.

This site is central to two commercial centers, Mayfair and Hillside, plus smaller corner stores, making walking to these within 15 minutes possible. Jackson street is also just a short walk from Quadra where bus service is excellent. Jackson Street is also an identified bicycle route so we are served by all sustainable travel methods, and those methods support a density higher than single family dwelling.

Jackson street is very well suited to higher density being a connector to arterial roadways, bus routes, cycle routes.

There are not often larger lots in the city anymore and so this is an appropriate opportunity to develop higher density without demolition of much existing housing stock

We have also carefully considered the topography and trees, following arborist's advice on which trees are the healthiest and easiest to protect, and then situated the units to best practice. You will see a large portion of property near the road is left untouched to retain a lot of what neighbours have come to know in way of greenspace and leaving a wide berth for the largest tree.

Owners have recently also enlisted a civil engineer to explore site servicing , and to date it appears much of it can be directed below the driveway to avoid root zones.

While our submission was a result of consultation with community association and neighborhood, we have also revised some aspects after receiving feedback from the planning department ;

Now that the Senior Planners have taken on our file some of the previously noted concerns contained in the City's July 10/16 letter, have been resolved. We are of the view that density is not seen as an issue since we believe it is now viewed we are equivalent to R- K except for setbacks as a result of saving trees.

Although our original submission included an Arborist's report the report didn't reach the reviewing departments during initial review. Once we became aware of the problem, we resubmitted the report and it has been circulated. We further believe the report clearly indicates we have developed our proposal in such a way to save a majority of trees. Our Arborist has been in touch with the Parks Department personnel in this regard.

We have removed two parking spaces, at the suggestion of the Planning staff, so as to preserve an additional two trees. We initially added the two on-site parking spaces in response to neighbours comments. We have been advised that the saving of two additional trees is where the emphasis should be placed.

Plans have had some corrections and clarification to address almost all of the concerns for missing information. We have made clear the bulk of the deficiencies for setbacks and height are variances we wish to pursue as they are a result of building position and driveway configuration all stemming from tree preservation.

In response to earlier Staff comments we note that this project does not require an Architect as no block has more than four units and the proposal is therefore meeting the Architect's Act exemptions.

Building changes were made in minor aspects as garage doors and some other features for the interior units. We have redesigned the front unit a second time to enforce the appearance of a single family dwelling on the street facade, we had to make this a slightly larger unit than the others, as well as make it a complete departure from the other units in plan.

As we have numerous revisions throughout the drawings, bubbles were detracting from readability so we hope this letter characterizes them and we can submit fewer sheets by not submitting bubbled sets. We look forward to cooperatively working with staff to ensure we proceed efficiently from here on in.

Summary of Variances : (unless new zone based on RK is created)

Block 2 height, variance of 1.44m, due to steep terrain and meeting a common driveway.

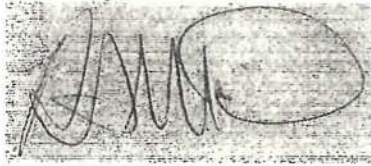
Block 3 height, variance of 0.17m, due to steep terrain and meeting a common driveway.

Building Separation, smallest separation is 5.76m, variance of 1.74m, to facilitate building positions that save more trees.

Building Setbacks, to facilitate building positions that save more trees.

We hope you can support this application, we feel that this type of project, over single family subdivision, allows the best fit to retain trees and topography of lot and keeps affordability in the housing, we look forward to presenting our project as we have to the community.

Sincerely,



Ron McNeil, ASCT.
mbltr813





McNeil
Building
Designs
Limited

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Email ron@mcneildesigns.bc.ca

June 01 , 2016

Mayor and Council
City of Victoria,
Centennial Square, Victoria, BC
c/o
via emailed pdf

Re: Rezoning, DP for 10 Townhouses, 3031 Jackson St, Victoria, BC

Dear Mayor and Council,

I write on behalf of my clients, Mr & Mrs B Canfield, and their builder Brothers Home Building, we wish to rezone a large parcel for 10 townhouses.

This site is central to two commercial centers, Mayfair and Hillside, plus smaller corner stores, making walking to these within 15 minutes possible. Jackson street is also just a short walk from Quadra where bus service is excellent. Jackson Street is also an identified bicycle route so we are served by all sustainable travel methods, and those methods support a density higher than single family dwelling.

Jackson street is very well suited to higher density being a connector to arterial roadways, bus routes, cycle routes.

There are not often larger lots in the city anymore and so this is an appropriate opportunity to develop higher density without demolition of much existing housing stock

We have also carefully considered the topography and trees, following arborist's advice on which trees are the healthiest and easiest to protect, and then situated the units to best practice. You will see a large portion of property near the road is left untouched to retain a lot of what neighbours have come to know in way of greenspace and leaving a wide berth for the largest tree.

As the project successfully progresses we will also require servicing , etc to do the same and minimize impact on the many trees retained.

We hope you can support us, we feel that this type of project, over single family subdivision, allows the best fit to trees and topography of lot and keeps affordability in the housing, we look forward to presenting our project as we have to community.

Sincerely,

Ron McNeil, ASCT.
mbltr805





Talbot Mackenzie & Associates

Consulting Arborists

March 23, 2017

Brian Canfield
289 Marine Drive
Pt. Roberts, Washington 98281

Re: Proposed service corridor for 3031 Jackson Street

As requested, we reviewed the proposal to service the property by way of a single corridor that would run along the proposed driveway access. We concur with the proposed design and agree that the most suitable and practical location to install the underground services is along the driveway alignment.

Garry oak trees are located on either side of this corridor and where they could potentially be impacted by the service trench.

- Garry oaks #741, 746 and 749, on either side of the driveway near units #1 and #2
- Garry oaks #767 and 766 on the north side of the driveway near unit #3 and #768, 769, 770, 771 and 772 on the south side of the driveway opposite unit #3

We determined and outlined in the spreadsheet that accompanied our December 05, 2016 tree removal summary that oaks #746, 767, 768, 769 and 770 should be removed due to these and other anticipated construction impacts. We further indicated that it is unlikely that #749 could not be retained due to its location in relation to the driveway footprint,

The degree of impact on the remaining trees is dependant on the number of services that will be installed within the corridor, the degree of separation between each service and the depth of excavation required.

If it is determined that a wide, deep corridor is required, we recommend relocating the easement to one side of the corridor. Such a relocation may result in the loss of trees on one side of the corridor but would increase the chance of protecting the trees on the other side of this corridor.

On this site, if a wide corridor is required and in locations where trees on both sides of this corridor cannot be adequately protected, we would suggest:

- Where the service corridor enters the property and near unit #1 & 2, run the trench down the south side of the driveway which would result in the removal oak #749. This tree has already been identified as a tree that may not survive due to other construction related impacts.
- The service trench should cross the driveway and run along the north side of the driveway where it passes unit #3. Garry oak #767 which has already been identified in our spreadsheet for removal and one additional oak #766 would be removed.

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In some instances, to reduce the width of the required corridor, individual services can be stacked or services encased to reduce the separation between individual services. A decision regarding the removal of these trees can be made prior to construction or made as a field decision at the time of excavation.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank You.

Yours truly,
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosures: Tree removal list, Possible service location diagram

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Crown spread – indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Tree status – Planned status of tree retention within proposed development

- Retain – Retention of tree proposed
- Possible – Retention possible with precautions
- Remove – Removal required or recommended
- Unlikely – Retention may not be possible based on tree location and unless detailed mitigation strategies employed during construction.
- Removed – Tree has been removed previously

Relative Tolerance – relative tolerance of the selected species to development impacts.

TREE RESOURCE
3031 Jackson (Tree Removal and Impacts)

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Status</i>	<i>Remarks / Recommendations</i>
0746	37, 41	11.0	6.3	Garry oak	8	Fair	Fair	Remove	Co-dominant, large deadwood, compacted soil at base.
0749	23, 28, 30	11.0	6.0	Garry oak	8	Fair	Fair	Unlikely	Tri-dominant, located along southern property line, tri-dominant, epicormic growth, poor annual shoot elongation. A portion of the trunk appears to be within the driveway footprint
0757	30	5.4	3.0	Garry oak	4	Fair/Poor	Fair	Remove	Ivy covered, little live foliage visible.
0758	36	6.5	3.6	Garry oak	4	Fair/Poor	Fair	Remove	Covered in dead ivy, poor annual shoot elongation.
0759	23	4.1	2.3	Garry oak	6	Fair/Poor	Fair	Remove	Covered in dead ivy, poor annual shoot elongation.
0760	42	7.6	4.2	Garry oak	6	Poor	Fair	Remove	Ivy covered, little live foliage visible.
0761	27, 31	8.5	4.7	Garry oak	8	Fair	Fair	Remove	Co-dominant, large deadwood, poor annual shoot elongation.
0762	37	6.7	3.7	Garry oak	8	Fair	Fair	Remove	Large deadwood, twig dieback, poor annual shoot elongation.
0763	27, 27, 34	12.0	6.6	Garry oak	12	Fair/poor	Fair	Remove	Epicormic growth, large deadwood, poor annual shoot elongation.
0764	18	3.2	1.8	Garry oak	5	Fair	Fair	Remove	Twig dieback, poor annual shoot elongation.
0765	34	6.1	3.4	Garry oak	7	Fair	Fair	Remove	Large deadwood, cavity at lower trunk.
0766	41	7.4	4.1	Garry oak	12	Fair	Fair	Possible	Small deadwood, compaction at base.
0767	27	4.9	2.7	Garry oak	3	Poor	Poor	Remove	Large deadwood, poor annual shoot elongation. Possible retention short term. Not good specimen
0768	26	4.7	2.6	Garry oak	8	Poor	Fair	Remove	Ivy covered, leaning, little live foliage visible, compaction at base from driveway.
0769	28	5.0	2.8	Garry oak	4	Poor	Fair	Remove	Ivy covered, leaning, little live foliage visible, compaction at base from driveway.

TREE RESOURCE
3031 Jackson (Tree Removal and Impacts)

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Status</i>	<i>Remarks / Recommendations</i>
0770	36	6.5	3.6	Garry oak	4	Poor	Fair	Remove	Ivy covered, large deadwood, little live foliage visible.
0783	34	6.1	3.4	Garry oak	9	Dead	Dead	Remove	Dead tree next to house.
0784	22, 27	N/A	N/A	Pacific dogwood	N/A	Dead	Dead	Removed	Dead snag, ivy covered. Failed and removed previously.
0786	48	8.6	4.8	Garry oak	5	Fair/Poor	Poor	Unlikely	Main stem failed historically, large cavity in remaining stem. Remove.
0787	30	5.4	3.0	Garry oak	5	Fair	Fair	Unlikely	Corrected lean, minor girdling from power line.
0791	37	6.7	3.7	Garry oak	6	Good	Good	Unlikely	Leaning toward neighbouring property.
0792	52	9.4	5.2	Garry oak	10	Poor	Poor	Remove	Covered in dense ivy, no live foliage visible. Unlikely to be alive
0793	109	19.6	10.9	Garry oak	14	Fair/poor	Fair/poor	Remove	Mature tree with large historic pruning wounds, recent limb failure, large deadwood, end-weighted limbs. Resistograph test if retained.
0799	57	10.3	5.7	Garry oak	10	Fair	Poor	Remove	Large cavity at lower trunk, large deadwood, rooted in rock.
0800	17, 21	5.6	3.0	Garry oak	12	Good	Fair	Remove	Co-dominant, deadwood, rooted in rock.
0801	20	3.6	2.0	Garry oak	8	Fair	Fair	Remove	Rooted in rock.
0803	18	3.2	1.8	Garry oak	6	Fair	Fair	Remove	Rooted in rock, twig dieback.
0811	16	2.9	1.6	Garry oak	8	Good	Good	Remove	Rooted in rock.
0812	21	3.8	2.1	Garry oak	9	Good	Good	Remove	Rooted in rock.

consultation with a consulting arborist.

8) Type 1 bicycle parking within each separate garage. Type 2 bicycle parking within each separate garage.

9) 1.0M ht (min) hedging in front of parking area(s)

LEGEND

HARDSCAPE FINISHES:

PP1	CP coloured concrete, Charcoal
PP2	Concrete unit paving, Old Country Stone, 70/30 mix of Teuzes/Shadow, all sizes
PP3	Crushed aggregate
PP4	Concrete unit paving, Old Country Stone, 70/30 mix of Walnut/Shadow, all sizes

SOFTSCAPE:

	Lawn
	Planting area
	Naturalized area

MISCELLANEOUS:

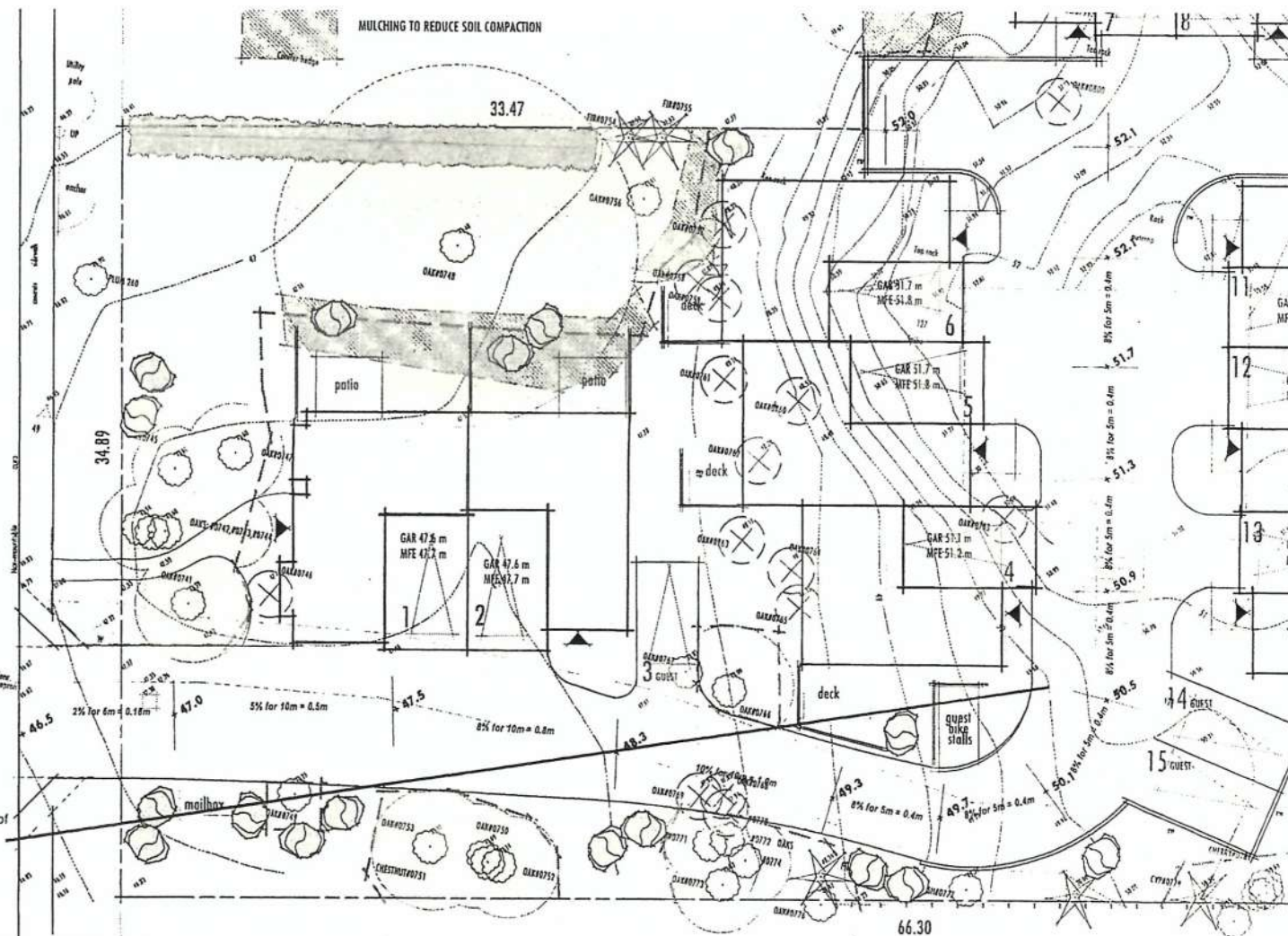
	Wooden privacy screening approx 1500-2400mm height
	Large rock boulders approx 4' x 5' dia.
	Concrete or mortared rock retaining/upstand walls; heights vary

NOTES:

- 1) All building layout information and setback dimensions supplied by McNeil Building Design Limited.
- 2) All survey information supplied by J.E. Anderson & Associates.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, dates and levels prior to commencement of work.
- 4) All errors and omissions must be reported immediately to the Designer.
- 5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the Designer, in which case the reproduction must bear the Designer's name.

JACKSON STREET

Possible alignment of Service corridor.



SKL.02

13.FEBRUARY.2016

3031 JACKS



Talbot Mackenzie & Associates

Consulting Arborists

March 11, 2016

Brian Canfield
289 Marque Drive
Pt. Roberts, Washington 98281

Re: Arborist review for 3031 Jackson Street

During our recent March 07, 2016 site visit we inspected and reviewed the health and structure of the trees on the property that were previously examined by us on September 20, 2009.

We also reviewed the concept plan and preliminary drawings for the townhouse development that is proposed to be constructed on this property.

During our examination we assigned each tree a status, based on its health and structural condition and its location within the property as it relates to the building and driveway footprints, service corridor and areas of other construction impacts.

Tree status – Planned status of tree retention within proposed development

- Retain – Retention of tree proposed
- Possible retain – Retention possible with precautions
- Remove – Removal required or recommended
- Unlikely - Retention is unlikely based on the trees location in relation to the buildings, driveway or servicing.

Since the date of our original tree assessment several trees have died or failed, specifically Garry oak #0783 and Dogwood #0784. The canopies of others have become so heavily infested with English Ivy vine that there is little live foliage remaining or they will no longer be viable once the ivy has been removed, specifically Garry oak #0753, 0757, 0758, 0759, 0760, 0768, 0769, 0770, 0792.

The following information was compiled regarding the tree resource:

1. Trees that are located where there is an excellent opportunity for their retention
 - a. Garry oak #0742, 0743, 0744, 0745, 0748, 0750, 0752, 0773, 0774, 0776, 0780, 0782, 0788, 0789, 0790, 0795, 0840, 0805, 0806, 0807, 0808, 0810.
 - b. Douglas-fir #0754, 0755
 - c. Horse chestnut #0751
 - d. Flowering plum #1 (not tagged, located on the municipal frontage.

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2. Trees that are located where they will be impacted but their retention is possible, based on how effectively the construction impacts can be mitigated.
 - a. Garry oak #0741, 0747, 0753, 0756, 0766, 0767, 0771, 0772, 0794, 0802
 - b. Ash #0777.
 - c. Douglas-fir #0778,
 - d. Monterey cypress #0779, 0796, 0797, 0798.
3. Trees having health or structural defects or that are located where their retention is not possible.
 - a. Garry oak #0746, 0757, 0758, 0759, 0760, 0761, 0762, 0763, 0764, 0765, 0768, 0769, 0770, 0783 (dead tree), 0792, 0793, 0799, 0800, 0801, 0803, 0811, 0812.
4. Trees that are located outside of the construction footprints but where there retention is unlikely due to the anticipated impacts.
 - a. Garry oak #0749, 0786, 0787, 0791, 0809.
 - b. Douglas-fir #0775

The ability to retain trees that are near the area of construction impacts and designated as possible or unlikely will depend on the impact that is anticipated for each tree and the options for the possible mitigation of these impacts.

The potential impacts on the site related to the tree resource may include:

1. The location of the building footprint as it related to the critical root zones of the tree.
2. The proposed depth of excavation and any over excavation required on the outside of footprint.
3. The size and spread of the tree canopy as it relates to the location of and height of the building units and the subsequent canopy pruning that may be required.
4. Any blasting and rock removal that may be required to establish a level grade for the building units, driveway and parking areas.
5. The footprint for the common driveway access and driveways to the individual units and the options for realignment to favour tree retention.
6. Any changes to the site grade that may be required for the driveway and building footprints or for landscape improvements
7. The location of the service corridors and connections in relation to the trees critical root zones and the location and size of any onsite storm water management that may be required.
8. Any accessory building, sidewalks, patios or pathways that may be constructed and the options for adjusting their location to favour tree retention.
9. The removal of stumps that are in close proximity to trees that are to be retained.

Once the concept plan has been approved and the status of each tree is finalised we can prepare a tree impact and retention report for the purpose of mitigating the impact of the construction on the trees that are designated for retention based on these detailed plans.

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Please do not hesitate to call us at 250-479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

cc: Eric Ruygrok - Brothers Home Building

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- Remove – Removal required or recommended
- Unlikely - Retention is unlikely based on the trees location in relation to the building, driveway or servicing.

**TREE RESOURCE
for
3031 Jackson Street**

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
no tag #1	26			Japanese Flowering plum	5	Good	Good	Moderate	Retain	Flush cut wounds, leaning. Located on municipal frontage.
0741	26	4.7	2.6	Garry oak	5	Fair/Poor	Fair	Good	Possible	Twig dieback, weeps over driveway, compacted soil at base.
0742	24	4.3	2.4	Garry oak	6	Fair/Good	Fair	Good	Retain	Co-dominant with 0743, weeps over sidewalk, history of limb failure.
0743	26	4.7	2.6	Garry oak	4	Fair	Fair	Good	Retain	Co-dominant with 0742, large deadwood, natural lean.
0744	20	3.6	2.0	Garry oak	3	Fair	Fair	Good	Retain	High crown, twig dieback.
0745	26, 33	8.8	4.9	Garry oak	5	Fair	Fair	Good	Retain	Co-dominant, small deadwood, cavity in upper canopy.
0746	37, 41	11.0	6.3	Garry oak	8	Fair	Fair	Good	Remove	Co-dominant, large deadwood, compacted soil at base.
0747	26, 42	10.4	5.8	Garry oak	8	Fair	Fair	Good	Possible	Co-dominant, large deadwood, twig dieback.
0748	61	11.0	6.1	Garry oak	10	Fair/poor	Good	Good	Retain	Close to northern property boundary, twig dieback, small deadwood, poor annual shoot elongation.
0749	23, 28, 30	11.0	6.0	Garry oak	8	Fair	Fair	Good	Unlikely	Tri-dominant, located along southern property line, tri-dominant, epicormic growth, poor annual shoot elongation. A portion of the trunk appears to be within the driveway footprint
0750	17	3.1	1.7	Garry oak	4	Fair	Fair	Good	Retain	Located along southern property line, small deadwood, ivy covered.
0751	24	4.3	2.4	Horse chestnut	5	Good	Good	Good	Retain	Located along southern property line. Rubbing adjacent Garry oak.
0752	29	5.2	2.9	Garry oak	7	Good	Good	Good	Retain	Located along southern property line. Rubbing adjacent Horse chestnut.
0753	24	4.3	2.4	Garry oak	2	Poor	Fair/poor	Good	Possible	Located along southern property line, asymmetric form, 100% ivy covered, little live foliage visible through ivy.
0754	29	5.2	4.4	Douglas-fir	5	Good	Good	Poor	Retain	Located along northern property line, may be shared tree with neighbour.

TREE RESOURCE
for
3031 Jackson Street

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0755	27	4.9	4.1	Douglas-fir	5	Good	Fair	Poor	Retain	Located along northern property line, corrected lean, may be shared tree with neighbour.
0756	60	10.8	6.0	Garry oak	7	Good	Good	Good	Possible	Located along northern property line, Ivy covered, deadwood.
0757	30	5.4	3.0	Garry oak	4	Poor	Fair	Good	Remove	Ivy covered, little live foliage visible.
0758	36	6.5	3.6	Garry oak	4	Poor	Fair	Good	Remove	Covered in dead ivy, poor annual shoot elongation.
0759	23	4.1	2.3	Garry oak	6	Fair	Fair	Good	Remove	Covered in dead ivy, poor annual shoot elongation.
0760	42	7.6	4.2	Garry oak	6	Poor	Fair	Good	Remove	Ivy covered, some live foliage visible.
0761	27, 31	8.5	4.7	Garry oak	8	Fair	Fair	Good	Remove	Co-dominant, large deadwood, poor annual shoot elongation.
0762	37	6.7	3.7	Garry oak	8	Fair	Fair	Good	Remove	Large deadwood, twig dieback, poor annual shoot elongation.
0763	27, 27, 34	12.0	6.6	Garry oak	12	Fair/poor	Fair	Good	Remove	Epicormic growth, large deadwood, poor annual shoot elongation.
0764	18	3.2	1.8	Garry oak	5	Fair	Fair	Good	Remove	Twig dieback, poor annual shoot elongation.
0765	34	6.1	3.4	Garry oak	7	Fair	Fair	Good	Remove	Large deadwood, cavity at lower trunk.
0766	41	7.4	4.1	Garry oak	12	Fair	Fair	Good	Possible	Small deadwood, compaction at base.
0767	27	4.9	2.7	Garry oak	3	Poor	Poor	Good	Possible	Large deadwood, poor annual shoot elongation. Possible retention short term. Not good specimen
0768	26	4.7	2.6	Garry oak	8	Fair/poor	Fair	Good	Remove	Ivy covered, leaning, some live foliage visible, compaction at base from driveway.
0769	28	5.0	2.8	Garry oak	4	Fair/poor	Fair	Good	Remove	Ivy covered, leaning, some live foliage visible, compaction at base from driveway.
0770	36	6.5	3.6	Garry oak	4	Fair/Poor	Fair	Good	Remove	Ivy covered, large deadwood, some live foliage visible.

TREE RESOURCE
for
3031 Jackson Street

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0771	48	8.6	4.8	Garry oak	6	Good	Fair	Good	Possible	Ivy covered, leaning.
0772	28	5.0	2.8	Garry oak	8	Fair	Fair	Good	Possible	Ivy covered, small deadwood, weeping over driveway.
0773	40	7.2	4.0	Garry oak	7	Good	Fair	Good	Retain	Ivy covered, leaning over neighbour's yard.
0774	38	6.8	3.8	Garry oak	5	Fair	Fair	Good	Retain	Ivy covered, high crown.
0775	26	4.7	3.9	Douglas-fir	4	Good	Poor	Poor	Unlikely	Ivy covered, young tree, suppressed.
0776	49	8.8	4.9	Garry oak	6	Fair	Fair	Good	Retain	Ivy covered, one-sided form over neighbour's yard.
0777	34	6.1	4.1	Ash	4	Good	Fair	Moderate	Possible	Located at edge of driveway, minor included bark, compaction at base.
0778	32	5.8	4.8	Douglas-fir	6	Good	Good	Poor	Possible	Located at edge of driveway, compaction at base.
0779	60	10.8	9.0	Monterey cypress	9	Good	Fair	poor	Possible	Located at edge of driveway, multiple stems, compaction at base, small hangers.
0780	34	6.1	4.1	Garry oak	9	Fair	Fair	Good	Retain	Twig dieback, grows close to cherry #0781.
0781	22	4.0	2.2	Cherry	6	Fair	Fair	Fair	Retain	Grows close to Garry oak #0780.
0782	13	2.3	1.3	Garry oak	3	Fair	Fair	Good	Retain	Leans over neighbour's yard, grows next to cherry #0781.
0783	34	6.1	3.4	Garry oak	9	Dead	Dead	N/A	Remove	Dead tree next to house.
0784	22, 27	N/A	N/A	Pacific dogwood	N/A	Dead	Dead	N/A	Failed	Dead snag, ivy covered. Failed and removed.
0786	48	8.6	4.8	Garry oak	5	Poor	Poor	Good	Unlikely	Main stem failed historically, large cavity in remaining stem. Remove.
0787	30	5.4	3.0	Garry oak	5	Fair	Fair	Good	Unlikely	Corrected lean, minor girdling from power line.

**TREE RESOURCE
for
3031 Jackson Street**

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0788	40	7.2	4.0	Garry oak	6	Fair	Fair	Good	Retain	Ivy covered, small deadwood, low live crown ratio, canopy leans over neighbouring property.
0789	42	7.6	4.2	Garry oak	4	Fair	Fair	Good	Retain	Ivy covered, small deadwood, low live crown ratio.
0790	31, 32	9.0	5.1	Garry oak	5	Fair	Fair	Good	Retain	Co-dominant, twig dieback, small deadwood, leaning toward neighbouring property.
no tag	multiple stems	N/A	N/A	Western Red cedar	N/A	Fair	Fair	Poor	Retain	Cedar hedge along southeast property line. Approximately 20 stems between 10-20 cm d.b.h.
0791	37	6.7	3.7	Garry oak	6	Good	Good	Good	Unlikely	Leaning toward neighbouring property.
0792	52	9.4	5.2	Garry oak	10	Poor	Poor	Good	Remove	Covered in dense ivy, no live foliage visible. Unlikely to be live
0793	109	19.6	10.9	Garry oak	14	Fair/poor	Fair/poor	Good	Remove	Mature tree with large historic pruning wounds, recent limb failure, large deadwood, end-weighted limbs. Resistograph test if retained.
0794	79	14.2	7.9	Garry oak	8	Fair/poor	Poor	Good	Possible	Mature tree, large dead/decayed stem, twig dieback, leans toward neighbours property. Resistograph test if retained. Could be retained short term.
0795	55	9.9	5.5	Garry oak	7	Fair	Good	Good	Retain	Twig dieback.
0796	34, 35, 66	19.0	16.0	Monterey cypress	18	Good	Fair	Poor	Possible	Northeast corner of property, crossing limbs, multiple stems.
0797	30	5.4	4.5	Monterey cypress	12	Good	Fair	Poor	Possible	Rubbing adjacent Cypress tree.
0798	46	8.3	6.9	Monterey cypress	10	Good	Fair	Poor	Possible	Previously topped, recent pruning wounds.
0799	57	10.3	5.7	Garry oak	10	Fair	Poor	Good	Remove	Large cavity at lower trunk, large deadwood, rooted in rock.
0800	17, 21	5.6	3.0	Garry oak	12	Good	Fair	Good	Remove	Co-dominant, deadwood, rooted in rock.
0801	20	3.6	2.0	Garry oak	8	Fair	Fair	Good	Remove	Rooted in rock.
0802	26	4.7	2.6	Garry oak	9	Fair	Fair	Good	Possible	Rooted in rock, deadwood.

TREE RESOURCE
for
3031 Jackson Street

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Status</i>	<i>Remarks / Recommendations</i>
0803	18	3.2	1.8	Garry oak	6	Fair	Fair	Good	Remove	Rooted in rock, twig dieback.
0804	22	4.0	2.2	Garry oak	7	Fair	Fair	Good	Retain	Rooted in rock, high crown.
0805	29	5.2	2.9	Garry oak	12	Fair	Fair	Good	Retain	Rooted in rock, large deadwood, may be shared with neighbour.
0806	36	6.5	3.6	Garry oak	10	Fair	Fair	Good	Retain	Rooted in rock, may be shared with neighbour.
0807	14	2.5	1.4	Garry oak	8	Fair	Fair	Good	Retain	Rooted in rock.
0808	42	7.6	4.2	Garry oak	8	Fair	Fair	Good	Retain	Rooted in rock, located on northernmost property line.
0809	16	2.9	1.6	Garry oak	8	Good	Good	Good	Unlikely	Rooted in rock, small tree, located along northernmost property line.
0810	38	6.8	3.8	Garry oak	10	Good	Good	Good	Retain	Rooted in rock, located behind 0808, leaning over neighbouring property.
0811	16	2.9	1.6	Garry oak	8	Good	Good	Good	Remove	Rooted in rock.
0812	21	3.8	2.1	Garry oak	9	Good	Good	Good	Remove	Rooted in rock.

NOTES

- 1) Plant material, installation and maintenance to conform to RCLM/ RCLMA standard (current edition)
- 2) All growing medium to comply to RCLM/ RCLMA standard designation "1P - Level 1 Well Grained Base"
- 3) All planting areas to be covered with well aged bark mulch equivalent of 75mm (minimum)
- 4) Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to RCLM/ RCLMA standard (current edition) and BAEF Standard. All irrigation piping under hard surface to be covered. Irrigation trees to be installed in accordance with schedule, planting and adjacent properties and roads. Adjust irrigation materials. Level watering areas to be between 15.00mm and 4.00mm. Irrigation to be designed to water different areas of the landscape based on water requirements. Irrigation design to be suitable to slope issues of site.
- 5) Landscaping to be built as shown on plan, portions of landscaping materials may be built with an additional 7.5m" (193mm) radius. Max height for the side post shall be 1.2m including the top portion (if any). Not to exceed allowable by the municipality. All landscaping to be treated with two coats of water-repellent stain (for weather building value)
- 6) Contractor to confirm location and dimensions of all existing services and utilities prior to construction construction.
- 7) All existing trees located on plan are approximate. Size and species of trees are not shown, and should be verified by a surveyor and/or arborist where necessary. No work to be done around any tree without notification of project schedule. Any and all potential trees to be listed all in consultation with a consulting arborist.
- 8) Type 1 bicycle parking within each separate garage. Type 2 bicycle parking within each separate garage.
- 9) 1.0m (33") (min) (width) (at least of parking area)

LEGEND

HARDSCAPE FINISHES:

P1	Gr colored concrete, finished
P2	Concrete and paving, Old Country Stone, 75/25 mix of large/medium, all sizes
P3	Gravel aggregate
P4	Concrete and paving, Old Country Stone, 75/25 mix of medium/medium, all sizes

SOFTSCAPE:

Grass
Flowering area
Retained area

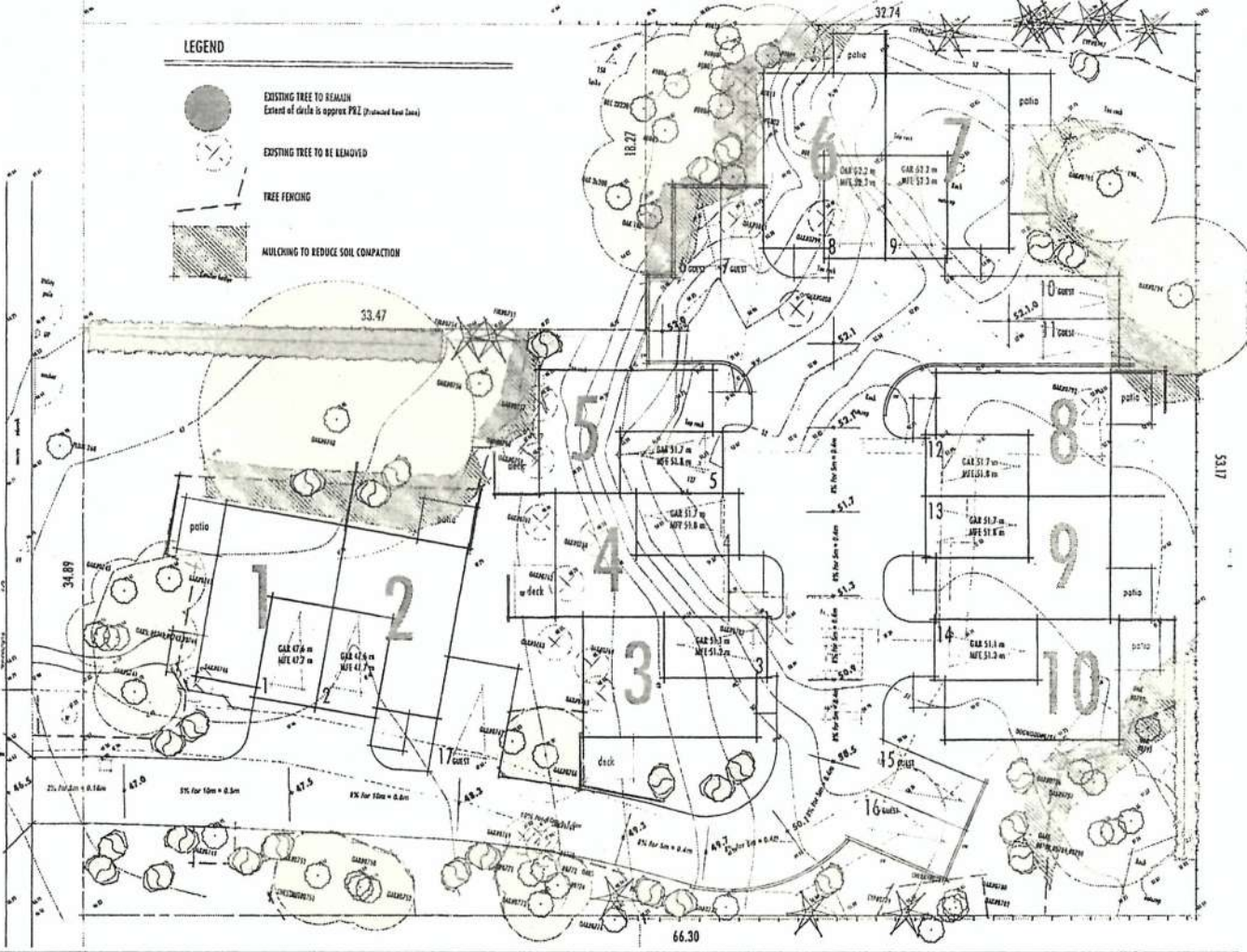
MISCELLANEOUS:

Window frame (existing opening)
Large rock boulder (approx 4' x 4')
Existing or proposed rock retaining, exposed walls, heights vary

NOTES:

- 1) All building footprint information and surface dimensions applied by field drawing design team.
- 2) All survey information supplied by J. Anderson & Associates.
- 3) The drawing must not be used. The General Contractor shall verify all dimensions, details and levels prior to construction of work.
- 4) All survey and dimensions must be reported immediately to the Designer.
- 5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the Designer, or when the reproduction must be for the Designer's name.

JACKSON STREET



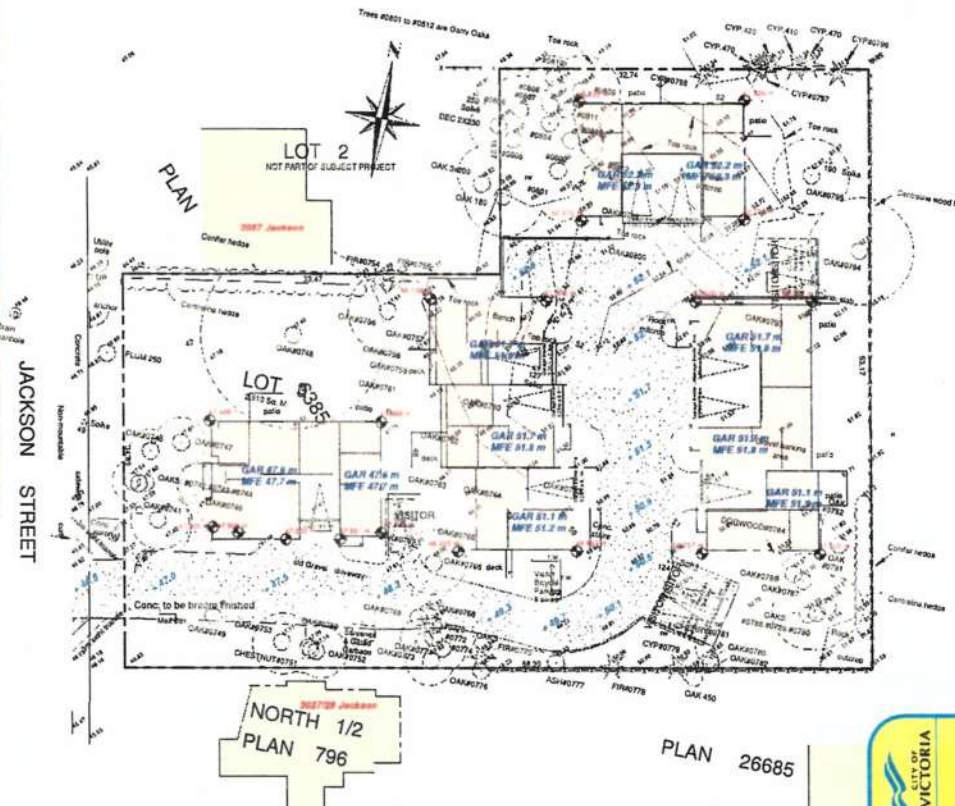
SKL.02
13.FEBRUARY.2016
1:125
LATEST REVISION: 31.MAY.2016

3031 JACKSON STREET TREE RETENTION & GRADING PLAN



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TOWNHOUSE REZONING :: 3031 JACKSON STREET :: SKL.01 :: landscape layout



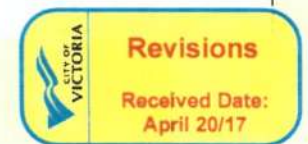
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info@mcneilbuildings.bc.ca

Proposed 10 Townhouses for:

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria, BC

Contextual Site Plan
1:200

Revision #2: Recommendations from ACP
1. Top of S&S being lowered by 12" in permit table windows
2. Bottom of S&S being lowered replaces the belly land to maintain
height, windows added or resized to be larger



P0

OCT 2016 Auto 1:1 RVT

Z:\PROJECT PROJECTS\170308 Jackson Street\170308.dwg

PLIST STAMP 2017.04.20 10:57:10 AM

Project Data :

Proposed Zone - similar to R-J
Address 3031 Jackson St., Victoria

Lot Area 2910.4 sm (31,328 sf)

Units - 10 townhouses - Density = 291 m²/unit

Parking 10 w/ single enclosed garage
5 Visitor surface Parking = 15 spaces

Site Coverage :
912+830+900+907+905+
831+831+831+830+831= 8608 = 27.5 %

Open Site Space :
Buildings 8608 sf + driveway 7455 sf
31328 - 8608 - 7455 = 15265 = 48.8 %

Front Yard Open Space :
2216 / 2686 = 82.5 %

Floor Area (inside face per city of Victoria)
Elec 1 x 80
Units 1 x 1448
Units 2 x 1309
Units 7 x 1279
Total 13,099 sf = 0.418 FAR

Garages each 10 x 200 sf excluded from units

Building Separations :
Living room separations only,
west 7.0 m, facing road,
north 3.0 m, dinings exceed 7.5m
east 4.5 m,

Building Setbacks :

Front 7.00m,
North Int. 2.44m,
North Int. 3.00m
Rear 4.50m,
South Int. 8.46m,

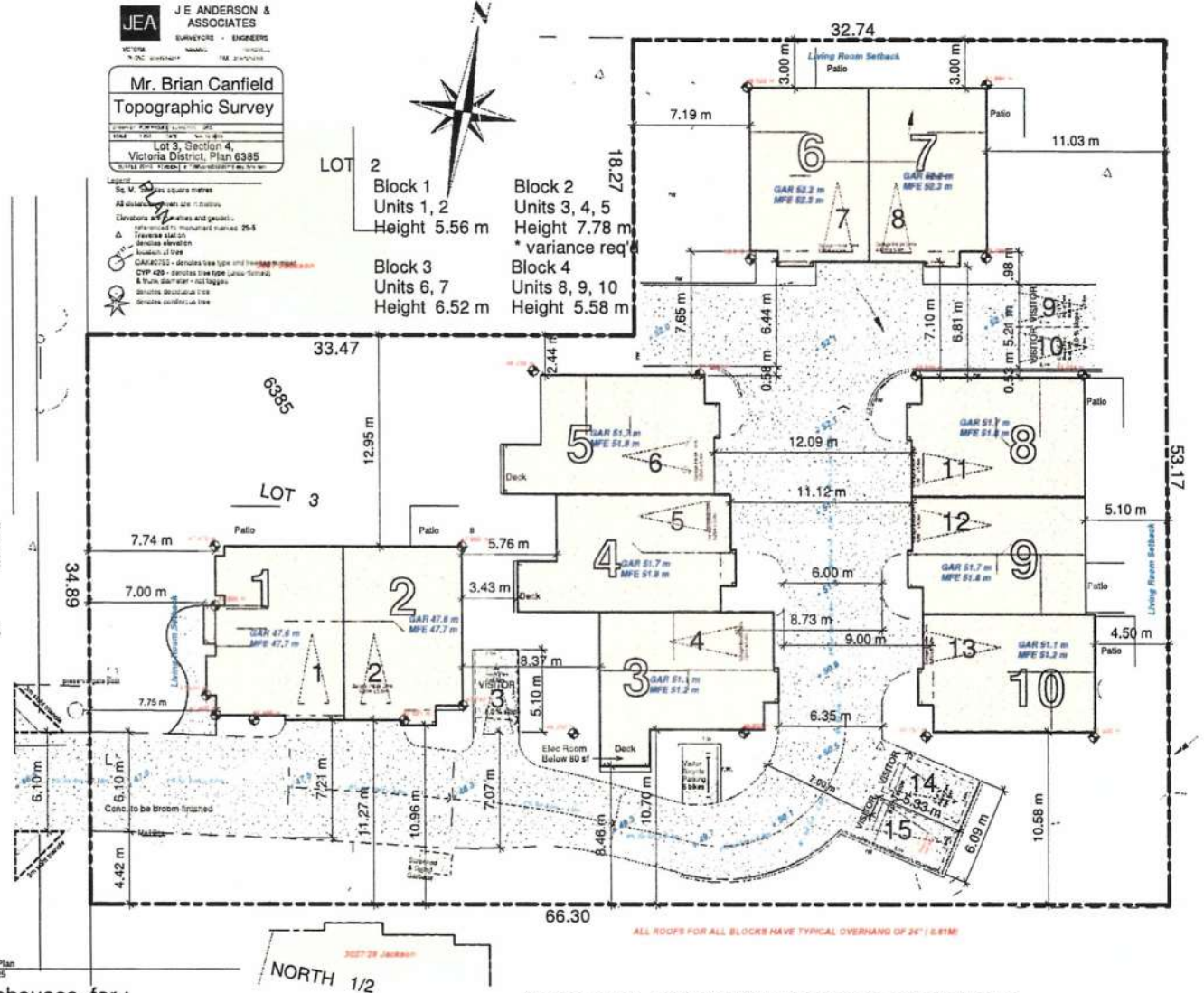


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Mr. Brian Canfield
Topographic Survey
Lot 3, Section 4,
Victoria District, Plan 6385

Legend:
Sq. M. 1000 square metres
All dimensions are in metres
Divisions are in feet and inches
Type and size of material named 25-5
Traverse station
Service elevation
Location of tree
GARAGE - denotes tree type and height
CYP 420 - denotes tree type (Larix/cedar)
& trunk diameter - not tagged
denotes structural tree
denotes structural tree



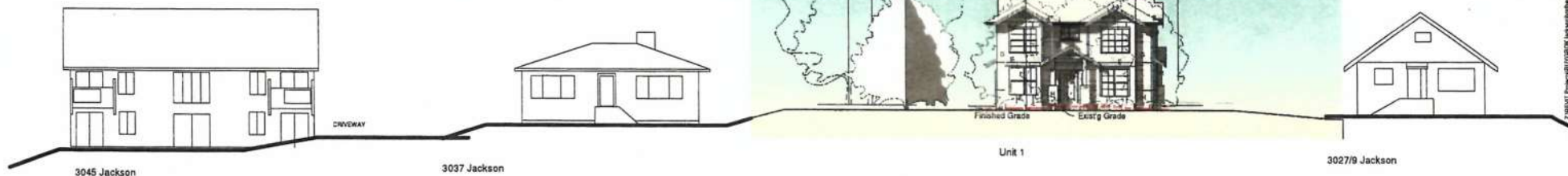
Proposed 10 Townhouses for :

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria , BC

See Pages P5 - P8 for individual block grade and height calcs.

P1

OCT 2014 Author: RVP



② Streetscape (WEST) Elevation
1" = 10'-0"



- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D 2x8 TRANSITION BOARD w/ Drip Cap
- E 2x10 BARGE BOARD w/ 1x4 Shadow Line
- F Cedar SHINGLE SIDING
- G HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- H Horizontal HARDIEPLANK SIDING
- I Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8x8 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

Main Body Paint Colour Buildings Units 1-2 & 9-7

Extent	Main
Brand	Sherrin Williams
Colour	Raycroft Pewter
Code	SW2645

Main Body Paint Colour Buildings Units 3-8

Extent	Main
Brand	Sherrin Williams
Colour	Adaptive Gray
Code	SW7057

Main Body Paint Colour Buildings Units 6-10

Extent	Main
Brand	Cloverdale Paint
Colour	May Leaf
Code	CA142

Trim/Accent Paint Colour 1 (all white)

Extent	All 4 Buildings
Brand	Cloverdale Paint
Colour	Standard White
Code	CA025

Trim/Accent Paint Colour 2 (Charcoal)

Extent	All 4 Buildings
Brand	Sherrin Williams
Colour	Iron Ore
Code	SW7666

Steel Colour:

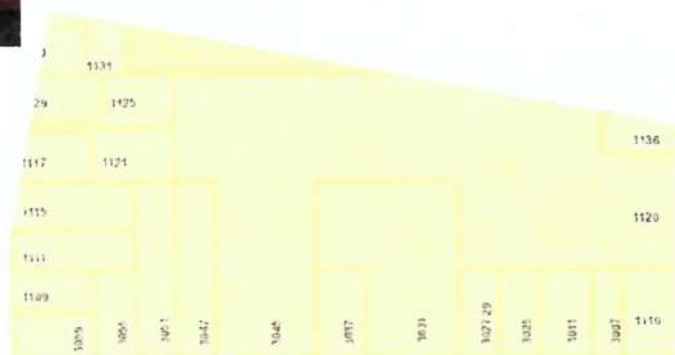
Supplier	Sherrin Williams
Type	Semi-Transparent Woodgrain
Colour	Northstar
Code	SW-2018

Roof:

Extent	All 4 Buildings
Supplier	A2 Shingles
Colour	Ocean Mist: Natural Blend Ledgerstone

Stairs and Downspouts:

Stairs	Black 625
Stairs	Canyon Clay 610



Jackson St

Summit Ave



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info@mcneildesigns.bc.ca

Proposed 10 Townhouses for :

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria, BC

P2

OCT 2016 Author REV 001

Main Body Paint Colour Buildings Units 1-2 & 6-7

Extent Main
Brand Sherwin Williams
Colour Rayonair Primer
Code SW2848

Main Body Paint Colour Buildings Units 3-5

Extent Main
Brand Sherwin Williams
Colour Adaptive Grey
Code SW7053

Main Body Paint Colour Buildings Units 8-10

Extent Main
Brand Cloverdale Paint
Colour Bay Leaf
Code CA142

Trim Accent Paint Colour 1 (all units)

Extent All 4 Buildings
Brand Cloverdale Paint
Colour Standard White
Code CA626

Trim Accent Paint Colour 2 (Cherwell)

Extent All 4 Buildings
Brand Sherwin Williams
Colour Iron Ore
Code SW7069

Stone Colour

Supplier Sherwin Williams
Type Semi-Transparent Woodscapes
Colour Heathstone
Code SW 5516

Roof

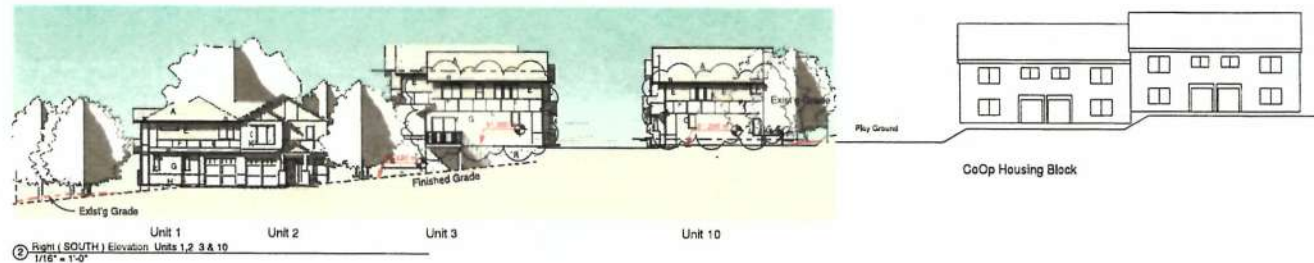
Extent All 4 Buildings
Supplier K2 Stone
Colour Green Mist Natural Blend LedgeStone

Outdoor and Downspouts

Stemmer Black 525

Stiffie

Stemmer Canyon Clay 515



- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x8 TRANSITION BOARD w/ Drip Cap
- F 2x10 SARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIPANEL SIDING w/ 1x4 BATTENS @ 24\" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultured STONE w/ 2\" CONC CAP
- K 1x6 CORNER BOARD
- L 1x6 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 6x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



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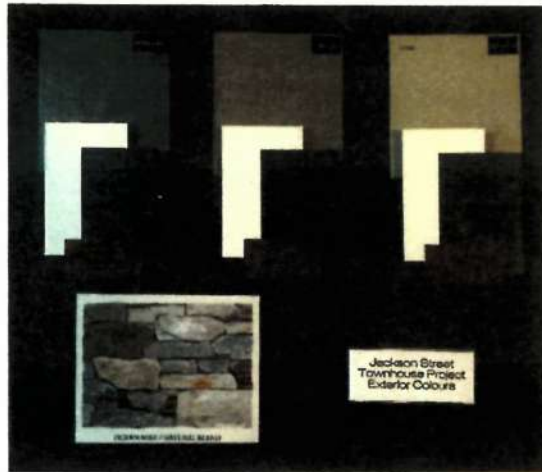
Proposed 10 Townhouses for :

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria , BC



P3

10 OCT 2016 10:13 PM 477 km



Main Body Paint Colour Buildings Units 1-2 & 9-7
 Extent Main
 Brand Sherwin Williams
 Colour Raycroft Pewter
 Code SW9643

Main Body Paint Colour Buildings Units 3-8
 Extent Main
 Brand Sherwin Williams
 Colour Adaptive Gray
 Code SW7552

Main Body Paint Colour Buildings Units 9-10
 Extent Main
 Brand Cloverdale Paint
 Colour Bay Line
 Code CA142

Trim/Accent Paint Colour 1 Left Window
 Extent All 4 Buildings
 Brand Cloverdale Paint
 Colour Standard White
 Code CA229

Trim/Accent Paint Colour 2 (Chimney)
 Extent All 4 Buildings
 Brand Sherwin Williams
 Colour Iron Ore
 Code SW7066

Roof Colour
 Supplier Sherwin Williams
 Type Semi-Transparent Woodshake
 Colour Heathstone
 Code SW-3515

Deck
 Extent All 4 Buildings
 Supplier K2 Stone
 Colour Ocean Mist Natural Blend Ledgerstone

Gravel and Driveways
 Gravel Black S25

Stucco
 Gravel Canyon Clay 610

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- 2x8 FASCIA BOARD
- Vented Aluminum SOFFIT
- C 2x8 TRANSITION BOARD w/ Drip Cap
- D 2x10 BARGE BOARD w/ 1x4 Shadow Line
- E Cedar SHINGLE SIDING
- F HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDEPLANK SIDING
- H Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8x8 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



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Proposed 10 Townhouses for :

Brian & Bev CANFIELD
 at : 3031 Jackson Street, Victoria, BC



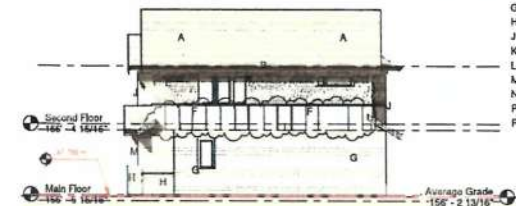
Revision #2 Recommendations from ADP
 1. Top of S&S siding lowered by 12" to permit taller windows
 2. Bottom of S&S siding lower reduces the ledgeward to maintain height, windows added or reduced to be larger

P4

10 OCT 2016 10:17 AM



⑥ Left (east) Elevation
1/8" = 1'-0"



⑦ Right (west) Elevation
1/8" = 1'-0"

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D 2x8 TRANSITION BOARD w/ Drip Cap
- E Cedar SHINGLE SIDING
- F HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDIEPLANK SIDING
- H Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8ft Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



⑧ Front (north) Elevation
1/8" = 1'-0"



⑨ Rear (south) Elevation
1/8" = 1'-0"

Revisions #2: Recommendations from ADP

1. Top of BAD siding lowered by 12" to permit taller windows
2. Bottom of BAD siding lower replaces the belly-band to maintain height and windows added/resized to be larger



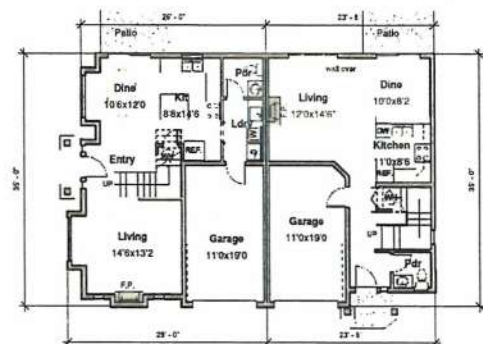
⑩ Section 1
1/8" = 1'-0"

Block 1

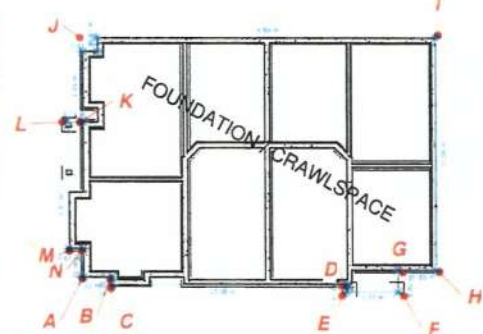
Grade Points	Elev. AVG of Points	Length (ft)	
A 47.500	A/B (47.500 + 47.500)/2	1.22	47.50
B 47.500	B/C (47.500 + 47.494)/2	0.33	47.497
C 47.494	C/D (47.494 + 47.521)/2	10.06	47.5075
D 47.521	D/E (47.521 + 47.512)/2	0.31	47.5165
E 47.512	E/F (47.512 + 47.515)/2	2.22	47.5135
F 47.515	F/G (47.515 + 47.515)/2	0.82	47.515
G 47.515	G/H (47.515 + 47.515)/2	1.83	47.515
H 47.515	H/I (47.515 + 47.515)/2	10.06	47.515
I 47.515	I/J (47.515 + 47.515)/2	14.81	47.515
J 47.515	J/K (47.515 + 47.515)/2	3.09	47.515
K 47.515	K/L (47.515 + 47.515)/2	0.71	47.515
L 47.515	L/M (47.515 + 47.515)/2	5.47	47.515
M 47.515	M/N (47.515 + 47.515)/2	0.81	47.515
N 47.515	N/A (47.515 + 47.515)/2	1.28	47.515
GRADE CALCULATION: 2491.94 / 52.33			47.82



⑪ Second Floor
1/8" = 1'-0"



⑫ Main Floor
1/8" = 1'-0"



⑬ Average Grade
1/8" = 1'-0"

P5



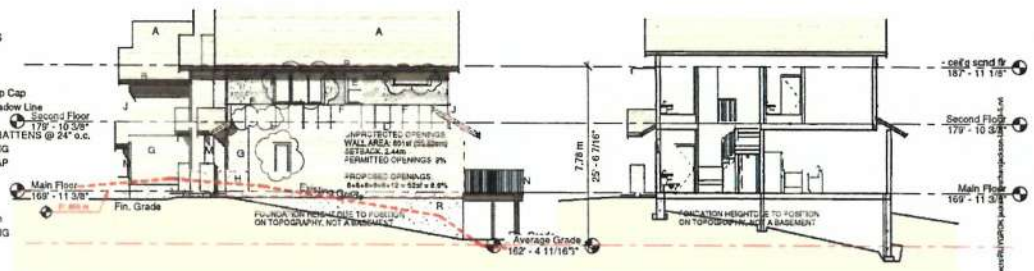
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Phone/Fax: 250.474.2360
info@mcneilbuildings.com

Proposed 10 Townhouses for:

Brian & Bev Canfield
at: 3031 Jackson Street, Victoria, B.C.



4 Front (north) Elevation
1/8" = 1'-0"

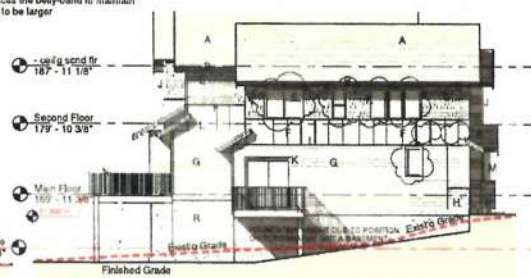


5 Right (west) Elevation
1/8" = 1'-0"

6 Section 1
1/8" = 1'-0"

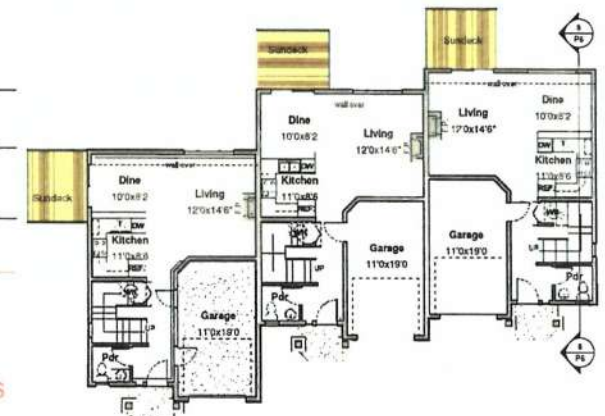


7 Rear (south) Elevation
1/8" = 1'-0"



8 Left (east) Elevation
1/8" = 1'-0"

Revisions #2: Recommendations from ADP
1. Top of BAB siding lowered by 12" to permit taller windows
2. Bottom of BAB siding lower replaces the belly-band to maintain height and windows access/vent to be larger



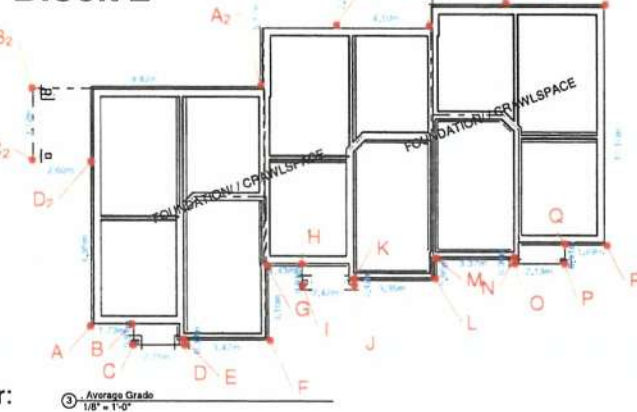
1 Main floor
1/8" = 1'-0"



2 Second floor
1/8" = 1'-0"

Grade Points	L (m)	Elev. AVG of Points	
AB	1.70	x	48.334-50.262/2 =
BC	3.10	x	50.262-50.542/2 =
CD	2.21	x	50.542-51.215/2 =
DE	3.00	x	50.215-48.825/2 =
EF	3.47	x	50.825-51.549/2 =
FG	3.16	x	51.549-49.790/2 =
GH	1.43	x	50.790-51.252/2 =
HI	3.10	x	51.252-51.510/2 =
IJ	2.42	x	51.510-51.622/2 =
JK	4.20	x	51.622-51.946/2 =
KL	1.55	x	51.946-51.884/2 =
LM	3.00	x	51.884-51.791/2 =
MN	3.27	x	51.791-49.854/2 =
NO	3.00	x	51.854-51.874/2 =
OP	2.13	x	51.874-51.859/2 =
PQ	3.10	x	51.554-51.528/2 =
QR	1.88	x	51.528-51.840/2 =
RS	18.16	x	51.840-48.528/2 =
ST	4.17	x	48.528-48.500/2 =
TU	2.46	x	48.500-47.967/2 =
UV	3.12	x	47.967-47.822/2 =
VW	3.69	x	47.822-48.391/2 =
WX	6.10	x	48.391-48.520/2 =
XY	2.58	x	48.520-47.940/2 =
YZ	3.12	x	47.940-47.872/2 =
ZA	1.17	x	47.872-48.416/2 =
A,B	9.82	x	48.416-48.349/2 =
B,C	3.12	x	48.349-48.742/2 =
C,D	3.80	x	48.742-48.811/2 =
D,E	6.30	x	48.811-48.938/2 =
			342.133
TOTAL:	90.63m		4487.066m
Grade Cam:	4487.066 - 90.63		-48.687m

Block 2



3 Average Grade
1/8" = 1'-0"



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Proposed 10 Townhouses for:

Brian & Bev Canfield
at : 3031 Jackson Street, Victoria, B.C.

P6

1/8" = 1'-0" 1/8" = 1'-0" 1/8" = 1'-0"

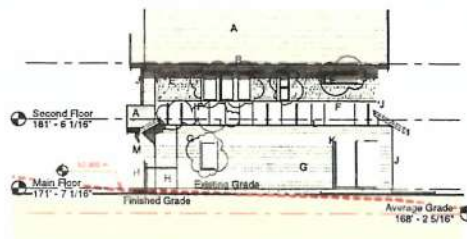


4 Front (north) Elevation
1/8" = 1'-0"

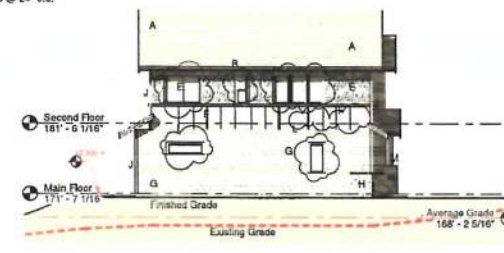


7 Rear (south) Elevation
1/8" = 1'-0"

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D Vented Aluminum soffit
- E 2x8 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIPANEL SIDING
- J Cultured STONE w/ 2" CONC CAP
- K 1x6 CORNER BOARD
- L 1x6 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 8x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



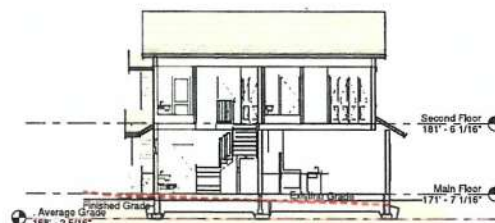
5 Right (west) Elevation
1/8" = 1'-0"



6 Left (east) Elevation
1/8" = 1'-0"

Revisions #2 Recommendations from ADP

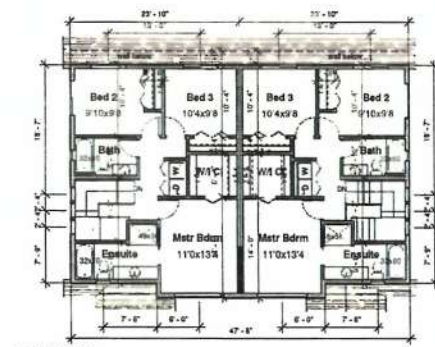
1. Top of B&S siding lowered by 12" to permit taller windows
2. Bottom of B&S siding lower replaces the belly-band to maintain height and windows added resized to be larger



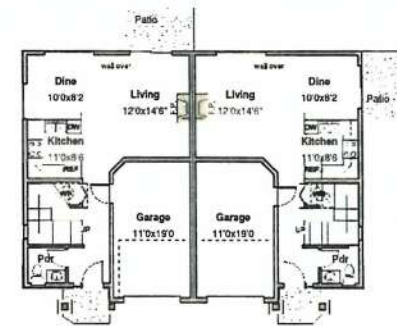
3 Section 1
1/8" = 1'-0"

Block 3

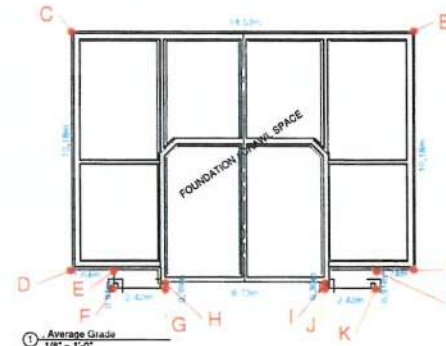
Grade Points	L (m)	Elev. AVG of Points	
AB	10.18	(52.676+51.868)/2	= 52.249
BC	14.03	(51.868+49.847)/2	= 50.858
CD	10.18	(49.847+50.287)/2	= 50.067
DE	1.84	(50.287+50.823)/2	= 50.557
EF	9.1	(50.823+50.772)/2	= 50.798
FG	3.42	(50.772+51.248)/2	= 51.010
GH	3.0	(51.248+51.227)/2	= 51.238
HI	6.73	(51.227+52.046)/2	= 51.637
IJ	3.0	(52.046+52.586)/2	= 52.316
JK	2.42	(52.586+52.810)/2	= 52.698
KL	9.1	(52.810+53.300)/2	= 53.055
LA	1.74	(53.300+52.678)/2	= 52.989
TOTAL	62.38m		2983.766m
Grade Cast	2983.766	52.31	-51.245m



3 Second Floor
1/8" = 1'-0"



2 Main Floor
1/8" = 1'-0"



1 Foundation
1/8" = 1'-0"



RON McNEIL, BD, AIBC, ASCT
4024 Metcalfe Road,
Victoria, BC V9C4A4
Phone/Fax: 250.474.2360
info@mcneilbuildingdesigns.bc.ca

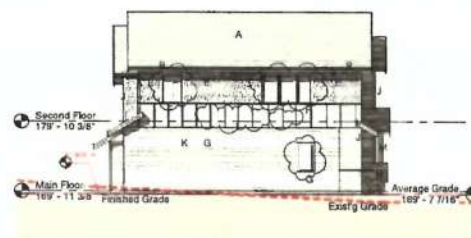
Proposed 10 Townhouses for:

Brian & Bev Canfield
at : 3031 Jackson Street, Victoria, B.C.

P7



4 Front (north) Elevation
1/8" = 1'-0"



6 Left (east) Elevation
1/8" = 1'-0"

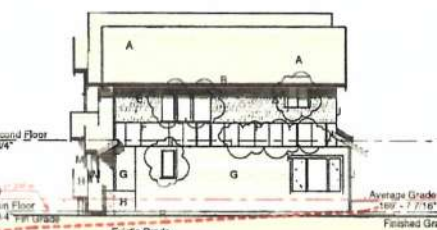


7 Rear (south) Elevation
1/8" = 1'-0"

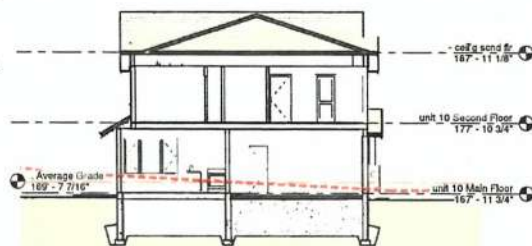
- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x8 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIPANEL SIDING
- J Cultured STONE w/ 2" CONC CAP
- K 1x6 CORNER BOARD
- L 1x6 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 8x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

Revisions #2: Recommendations from AOP

- 1 Top of B&B siding lowered by 12" to permit taller windows;
- 2 Bottom of B&B siding lower replaces the belly-band to maintain height and windows downsized to be larger



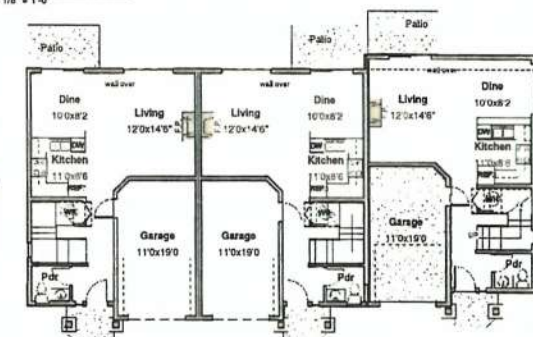
5 Right (west) Elevation
1/8" = 1'-0"



8 Section 1
1/8" = 1'-0"



2 Second Floor
1/8" = 1'-0"

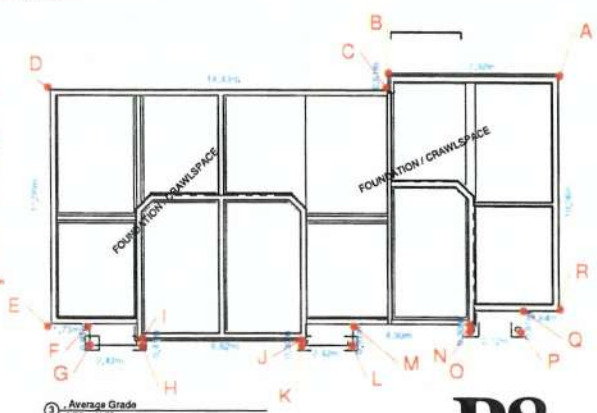


1 Main Floor
1/8" = 1'-0"

Block 4

Grade Points	1.761	Elev. AVG of Points	
AB	7.32	(51.805+51.876)/2	= 51.840
BC	5.81	(51.875+51.881)/2	= 51.878
CD	14.42	(51.881+52.022)/2	= 51.951
DE	10.08	(52.022+52.415)/2	= 52.219
EF	1.73	(52.415+52.415)/2	= 52.415
FG	8.1	(52.415+52.706)/2	= 52.560
GH	2.42	(52.706+52.814)/2	= 52.760
HI	4.10	(52.814+52.838)/2	= 52.826
IJ	6.62	(52.838+52.897)/2	= 52.867
JK	3.0	(52.867+51.707)/2	= 52.287
KL	2.42	(51.707+51.646)/2	= 51.676
LM	9.10	(51.646+51.506)/2	= 51.576
MN	4.90	(51.506+51.180)/2	= 51.343
NO	3.00	(51.180+51.180)/2	= 51.180
OP	2.12	(51.180+50.981)/2	= 51.080
PQ	9.10	(50.981+50.981)/2	= 50.981
QR	7.84	(50.981+50.797)/2	= 50.889
RA	10.06	(50.797+51.000)/2	= 50.948
TOTALS	88.87m		51.19.85m

Grade Calc: 31.19.85m/2.1 = 14.70m



3 Average Grade
1/8" = 1'-0"

P8



RON McNEIL, BD, AIBC, ASCT
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



Proposed 10 Townhouses for:

Brian & Bev Canfield
at : 3031 Jackson Street, Victoria, B.C.




1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

LEGEND




HARDSCAPE FINISHES:

	PP1 Reddish concrete, Gravel
	PP2 Concrete with pebbles, 1/8" Country Stone, 75/100 size of Tazaki® Slabstone, all sizes
	PP3 Concrete with pebbles, 1/8" Country Stone, 75/100 size of Walnut® Slabstone, all sizes
	PP4 Gravel aggregate

SOFTSCAPE:

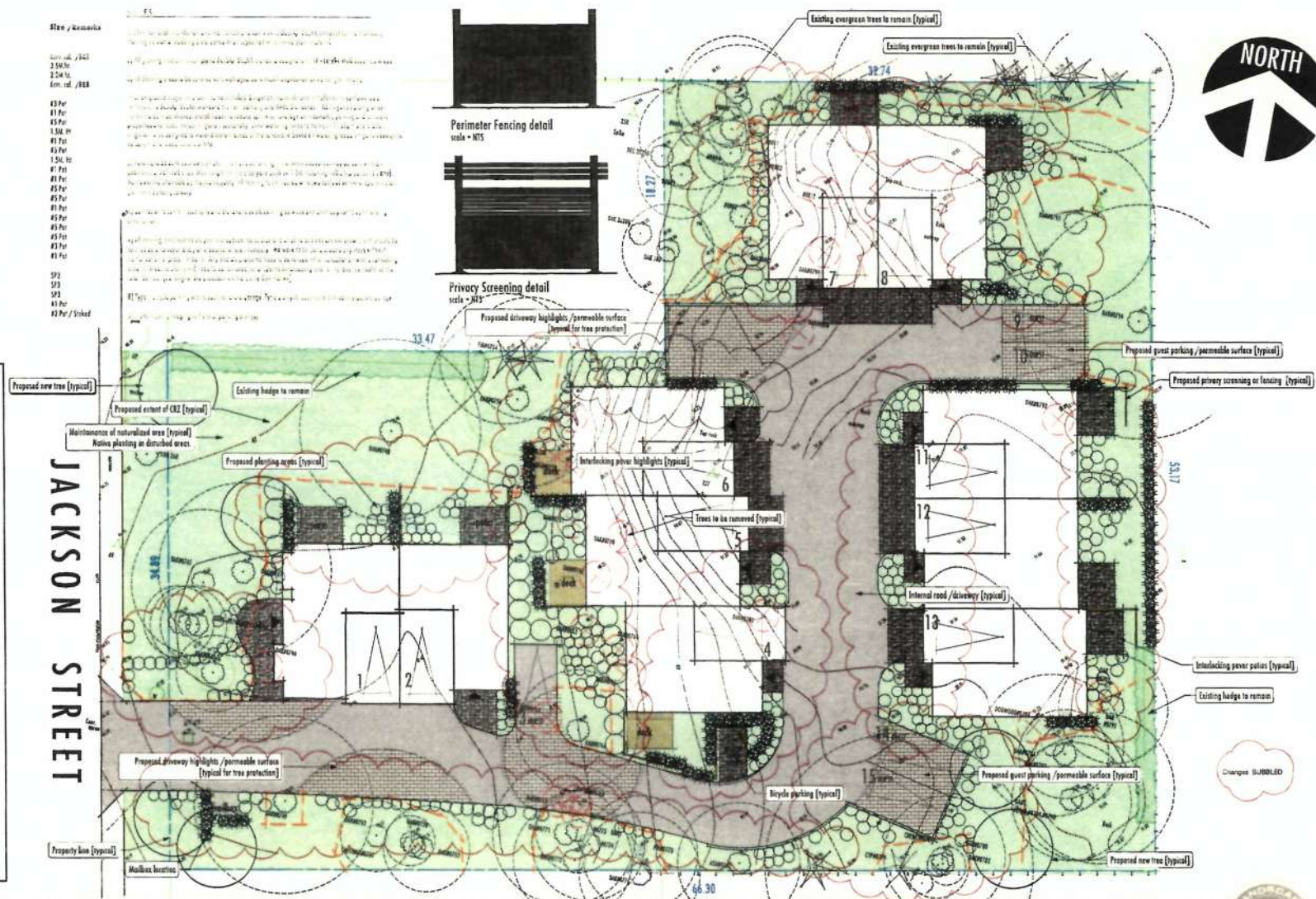
	Green
	Feeding area
	Normalized area

MISCELLANEOUS:

	Widen primary screening apparatus. -500-1000mm larger
	Proposed planting areas for standard size
	Concrete or masonry curb retaining/retain walls, straight only

NOTES:

- 1) All building levels, elevations and natural dimensions supplied by United Building Design Limited.
- 2) All survey information supplied by J.S. Industries & Associates.
- 3) The drawing must not be scaled. The General Contractor shall verify all dimensions, elevations and levels prior to commencement of work.
- 4) All areas and dimensions may be measured accordingly to the design.
- 5) The drawing is the exclusive property of the Design and will be reproduced only with the permission of the designer, in which case the reproduction will bear the designer's name.



SKL.01
13.FEBRUARY.2016
1:125
LATEST REVISION: 18.APRIL.2017

3031 JACKSON STREET LANDSCAPE LAYOUT



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MULCHING TO REDUCE SOIL COMPACTION



250.001.1171

... TOWNHOUSE REZONING :: 3031 JACKSON STREET :: SKL02 :: landscape layout ::

Delivered by email to caluc@victoria.ca

30 May 2016

Dear Mayor and Council

Re: Community Meeting for proposed development at 3031 Jackson Street

I am writing on behalf of the Hillside Quadra Neighbourhood Action Committee (NAC), which acts as the CALUC for our neighbourhood.

On 25 April 2016, 26 members of the Hillside Quadra community as well as two members of the NAC Executive met with Ron McNeil, of McNeil Building Designs, Eric Ruygrok of Brothers Home Construction, and property owner Beverly Canfield to discuss a proposed development at the above address in Victoria.

The proponents indicated that the proposed development would involve removing the existing house on the property and replacing it with four buildings containing a total of ten townhouses, each with a single garage. They indicated that their intent is to build affordable homes costing in the range of \$525,000 per unit. Each townhouse would have three bedrooms and two bathrooms. The proposed development would require rezoning of the property from R1B Single Family Dwelling to a site specific zone.

The proponents indicated that an arborist has assessed the site. There are currently 62 trees on the site. The proposed design entails the removal of 21 trees. Of these, only one was assessed as being in good condition, with the rest assessed as failing. The proponents indicated that while the property is large enough to be divided into five residential lots, developing these lots would entail removing many more trees.

During the community meeting, neighbours expressed concerns about parking and traffic, the number of units proposed, siting and design, impacts on trees, stormwater management, noise and view, and the overall approach. They also mentioned an alleged covenant.

NAC also received comments from two community members by email; these comments are incorporated into this letter.

Parking and Traffic

The proposed development would have 10 garages and 8 additional parking spots, as well as bicycle racks, and would meet the parking requirements of the City. One meeting participant indicated this was adequate. Many others, however, expressed concern about the potential for the proposed development to add to existing problems with street parking. They suggested that, as most households have two vehicles, all the on-site parking would be used by residents, and visitors would have to park on the street. Parking is allowed on both sides of the 3000 block of Jackson Street and there is not enough room for two cars to pass.

Meeting participants also expressed concern about the potential for the proposed development to add to existing traffic problems. They indicated that Jackson is heavily used by parents dropping off and picking up students at Quadra Elementary School. It is also a bicycle route and the only entrance onto Finlayson for the residential area bounded by Hillside and Finlayson. Residents currently have difficulty getting out of their own driveways, and asked how the street would be able to handle the additional vehicles associated with the proposed development. One community member suggested that the hill and sight lines are more of an issue for driveway access and egress than anything else.

There was general agreement among the attendees that the neighbourhood is concerned about the extra vehicle traffic. Several meeting participants asked NAC to convey to the City that the neighbourhood demands that a traffic survey be carried out to assess the potential impacts of proposed development

Number of Units

Many meeting participants indicated that they would prefer fewer homes be built on the site, and if necessary at a higher price per unit. This would reduce the number of vehicles and add more housing at the higher end to the area. One community member indicated that proposed development 'seeks to dramatically shift the neighborhood away from single family homes as the standard.'

Siting and Design

Meeting participants indicated that they did not like the design of the building closest to the street – which is oriented so that the side of the building faces the street. They recommended that this building be turned so that the front doors face the street. The proponent noted, however, that this design modification would entail removing more trees. Meeting participants therefore recommended that the building closest to the street and containing two townhouses be eliminated in order to preserve more trees and the existing green space at the front of the property.

One community member took issue with the number of variances requested 'in order to permit construction of structures of a size and in locations not currently permitted.' Another was concerned that the proposed buildings are much higher than the adjacent homes. Yet another indicated that he was less concerned about the type of units on the site, as long as the number of units remains small and the height is no more than three typical residential stories.

Impacts on Trees

Meeting participants supported the stated intention of the proponent to retain as much green space and as many of the trees as possible. Many indicated that they value the trees and the parkland appearance of the site. One community member suggested that trees cut down should be replaced at a ratio of at least 2:1, and that the site be inspected by a biologist to ensure there are no endangered species present

Stormwater Management

Neighbours indicated that there is currently no storm drain along Jackson Street and expressed concern about the potential for an increase in paved surface on the property and for increased flooding related to the development. The proponents indicated that, while they have not yet developed the stormwater management plan for the site, they plan to have some retention on site and are considering the use of permeable paving.

Noise and View

Neighbours expressed concern about noise related to the proposed development, impacts on their existing views, and overall negative impacts on the neighbourhood. Several residents expressed concern about blasting and the potential for damage to their properties.

Overall Approach

One community member indicated that, while he accepts that higher density is inevitable, he is looking for more forward-looking and progressive development proposals. He noted, for example, that the proposal for 3031 Jackson Street does not include incentives to reduce vehicle use and encourage cycling. Another community member suggested the proposal should address the multi-unit design guidelines (DPA 16), particularly regarding pedestrian and street-oriented design. Buildings should have a minimum amount of south facing roofs for solar energy installation.

Alleged Covenant on the Property

Several meeting participants indicated that they believe – based on conversations with the previous owner – that there is a covenant on the property. City staff indicate, however, that there are no restrictions on title for this property.

It is the practice of the Hillside Quadra Neighbourhood Action Committee not to take a position on a proposed development, but to convey the comments and concerns of the neighbourhood as expressed at the community meeting. I believe this letter accurately represents that discussion.

Thank you for considering this input from the residents of Hillside Quadra regarding the proposed development.

Sincerely,

Jenny Fraser

CALUC Chair, Hillside Quadra

Noraye Fjeldstad

From: Tristen Weiss [REDACTED]
Sent: Wednesday, September 28, 2016 9:29 AM
To: nag@quadravillagecc.com; Citizen Engagement; Councillors; Damian Graham
Subject: Feedback on development proposal for 3031 Jackson Street

To whom it may concern,

RE: Development of 3031 Jackson Street.

Our family has resided at 3020 Jackson Street for the past 14 years. It is a great area in a great city!

We were so happy to be included in the developers proposal for 3031 Jackson and to be able to share our views about the use of said property.

After hearing from the developers we have a few concerns that we feel could be reasonably addressed by a conscientious developer who values the continued success of the community we all enjoy each day.

1) Vehicle Traffic/Parking concerns- The proposed 10 units will bring to our street a **minimum** of 10 more vehicles. That assumes that people only have one vehicle.

The developer's idea that they will attract people who will *choose alternative transportation* (bicycles) was clearly thought up by someone who has not actually ridden the steep climb up Jackson street (I do it daily but I think I am one of three on the whole street) nor were there any suggestions as to why/how this development would actually attract those types of buyers. (communal gardens, rain catchment systems, passive or energy efficient housing).

Jackson Street right now brings a lot of vehicle traffic looking to avoid the Quadra/Finlayson intersection not to mention people dropping their children off at Quadra Elementary School. The proposed developments high density and minimal parking will only exacerbate this problem.

The present estimate that each unit needs only one car space seems truly out of touch with most household's needs. Not to mention the fact that most people's garages are filled with things other than cars.

2) Loss of greenspace- What the developer's pictures don't show is how beautiful the the lower portion of the property is with its beautiful Garry Oaks. When people come by to visit they ask if is a park. It is hard to understand why someone wouldn't want to preserve this gorgeous piece of land?? Why not a communal gardening spot and some guest parking? Rain water harvesting? Children play area?

Build the units on the back portion of the lot and retain the beautiful entrance to the property.

Here is a great shot:



3) **Fitting in with the neighbourhood-** Our area is filled with single family homes. We are a single family and came to this area because of that. *Of course the Co-Op housing development is an exception but it provides the community with affordable housing* and they have lots of parking. The density of this proposal really isn't fitting for this neighbourhood.

A **possible solution** brought up at the meeting was to only have 8 units or less in the upper area of the proposed development and the lower area for extra guest parking spaces or greenspace.

We would hate to sound like people who are anti-development. We of course realize that many people want to move to this beautiful area and we know there needs to be places for them. But in 20 years how nice would it be to get to the top of Jackson street and be treated to a view of trees.

Thanks so much for taking the time to read this,
Tristen, Damian, and Paisley

From: Jonathan Tinney
Sent: Wednesday, October 19, 2016 2:02 PM
To: Alec Johnston; Alison Meyer
Subject: FW: 3031 Jackson Street - rezoning application

Follow Up Flag: Follow up
Flag Status: Flagged

For the file.

From: Ben Isitt (Councillor)
Sent: Wednesday, October 19, 2016 12:50 PM
To: Rosemary Pecorelli <[REDACTED]> Jonathan Tinney <JTinney@victoria.ca>
Subject: RE: 3031 Jackson Street - rezoning application

Thank you for providing this input on this land-use application, Rosemary.

I am copying the City's Director of Planning to ensure that your letter is included in the correspondence file relating to this proposal, when it is considered by City Council.

Ben

Ben Isitt
Victoria City Councillor and CRD Director
Email. bisitt@victoria.ca / Tel. 250.882.9302
Web. www.BenIsitt.ca

From: Rosemary Pecorelli <[REDACTED]>
Sent: Tuesday, October 18, 2016 1:21 PM
To: engage@vic.ca; Councillors
Cc: nag@quadravillagecc.com
Subject: 3031 Jackson Street - rezoning application

The words of Maria Rosina Pagnotta (myself) who has no computer access - submitted at my request by my daughter

To all concerned: in response to the CALUC meeting held on April 25 regarding the rezoning of the above mentioned property it is noted that all the concerns of the residents were captured in the minutes. From this it is still our concern as to why this would even be on the table for negotiation. **Every single homeowner that was invited to the meeting was opposed to the project going through.** Why are we, the residents, even asked to come forward with our concerns if no one is willing to listen to us. It appears that this is just a formality to show that all the steps have been taken which are set out in the City bylaws. These concerns that were brought up are very legitimate concerns, not only to the residents surrounding the proposed property, but to the individuals and children which use Jackson street as the main access route to the school. We, the residents, didn't just pick these concerns out of a hat – they are true and just. It seems that the meeting was just a waste of our time and effort.

The City seriously needs to do a traffic assessment to Jackson Street – especially now that school is back in session. When I inquired about it I learned that no assessment was done. It should not be up to the

existing residents to ask for this – the City should have automatically stepped up and provided this without question. Traffic has picked up immensely now that school is back in session and is already an issue without 10 more townhouses. We should be thinking of the safety of our people first.

*(I have now noted that a traffic assessment was done in the first week of October – now for the results – how do we find out the outcome)

The parking will be an added burden to the heavy traffic. It will just escalate whichever way you look at. There are already cars parked on both sides of the street on a daily basis and makes it very difficult to drive through, especially if there is another vehicle coming the opposite way....there is virtually no where to go but try and swerve into a near driveway and allow them to pass through. Turning on Jackson from Finlayson is already a concern as cars are parked on Jackson almost at the stop sign and turning on from Finlayson is very tight. The leaves have started to pile up along the curbs which makes it virtually impossible to park – and it's not just the trees that are proposed to be removed from the site!!! It's all the way down the street.

It is very frustrating to say the least that this project is even being considered especially with all these concerns from the residents. I, Maria Rosina Pagnotta have resided in the same home at 3027 Jackson Street for the past 60 years. My bedroom window faces the driveway to the property – I will be 90 years old in December and go to bed peacefully every night by 9:00pm. This is going to have a huge impact on my remaining years on this earth. The cars going back and forth up and down the driveway at any given time will be so disruptive to my sleep and health.

One more thing in closing.....it is noted by the residents that there was a "Lisa Helps" sign on this lawn (3031 Jackson) during the campaign – so a Lisa helps supporter. And according to her missionit says:

She is leading a transformation at City Hall in order to foster a more innovative, proactive and responsive culture to meet and exceed the needs of residents and the business community.

Thank you for your attention to my concerns
Maria Rosina Pagnotta
3027 Jackson Street

*was written a few weeks ago but held off in sending pending any new business to this project that may come to our attention i.e. the traffic assessment being one thing

On Feb 14, 2017, at 10:15 AM, Phillip Chambers <[REDACTED]> wrote:

I am writing about a recent update on the plans for the above noted development which was provided in an email from the Hillside Quadra Neighbourhood Action Committee on February 10th.

While I was unable to attend the previous meeting last year held with our community regarding this development, I had heard there were concerns raised about green space, parking and the close proximity of the proposed buildings to our property. I am copying in a couple of our members that were in attendance.

Upon review of the update provided, I do see some positives. The units should be quite nice and there is a reasonable amount of green space on the street at least. However, we have some concerns.

Parking ... the plan shows 10 townhouses and only 5 visitor parking spaces. As I expect the majority of 3 bedroom homes have a least two vehicles, this plan would result in up to 10 additional cars parked on the street, without adding in peak demands for visitors. I do not believe that anyone that lives on Jackson Street would find this acceptable.

Proximity to the Property Line ... It does not appear our concerns on how close these units are to our property were acted upon at all. The northern most units are only 3 meters from our property and the eastern most units between 4.5 and 5.1 meters.

This is very concerning for us living next door, particularly when you take into consideration the height of the units. Simply put, these new units will be staring down at us ... forever.

I am interested in knowing what is prescribed by the City as a set-back ... is this typical or within what is laid out in by-laws, or is this something the developer needs the City to approve a variance for?

Process ... I am not an expert in the process for having plans approved by the City. That said, it appears the only opportunity for community feedback comes after the developer does a bunch of more work. It feels like any feedback that late in the process will not be taken seriously and that the developer's plans will be supported by yourself, and with your recommendation, approved by Council.

Could you please explain how and where our concerns are best voiced, and that when they are, it will not be too late to affect change.

It seems to me these issues could be remedied by reducing the number of units in the proposed development.

Thank you for your consideration.

Phillip Chambers
President - Wilderness Park Housing Cooperative

[REDACTED]
[REDACTED]

From: Ben Isitt (Councillor)
Sent: Monday, August 22, 2016 1:04 PM
To: Downtown Neighbourhood Association <[REDACTED]>; Jonathan Tinney <JTinney@victoria.ca>
Cc: Councillors <Councillors@victoria.ca>
Subject: Re: re-zoning proposal 3031 Jackson

Thank you for providing this input on this land-use application, Sandra.

I am copying the City's Director of Planning to ensure that your letter is included in the correspondence file relating to this proposal.

Ben

On Aug 22, 2016, at 12:44 PM, Sandra Meigs <[REDACTED]> wrote:

August 22, 2016

Re: Re-zoning application 3031 Jackson Street

Dear Members of the City Council of Victoria,

I am writing to express my concerns about the proposal for development of the lot at 3031 Jackson. I have lived and own the home at 3011 Jackson since April 2011. I love my home, the neighborhood, and the environment in the area, particularly the Garry Oaks, of which I have 3 on my property. I have reviewed the plans and will outline my concerns below.

The scale of these 10 town houses is beyond that of anything on the Summit Hill end of Jackson St, including the housing co-op next door to it. NO house on Jackson, that I am aware of, has a garage. Everyone here parks in the street, in a driveway, or, as at the co-op, in a lot. Proposing 10 garages on one lot is out of character for the neighborhood. As first story structures, visible from the side on Jackson St. (in units 1 & 2), they will stand out like sore thumb, or shall I say sores in our eyes. This type of garage, even if only for 1 car, is more in character with a suburban dwelling and is certainly not part of our current streetscape.

Units 1 & 2 are particularly large and tower above the already large house at 3027/29 Jackson. I am not only concerned about developing 3031 Jackson in this manner, but also in setting a precedent for tearing down existing properties and building monster houses and monster developments.

I am especially concerned for the protection of the Garry Oaks on the property. In the drawings, the trees are depicted close to the corners of the architectural structures. These trees have extensive root systems. I am not confident that the architectural plan protects the trees. Garry Oaks are very sensitive to environmental factors, and hard to propagate for that reason. Indeed, that is why they are protected. In relation to this fact, an extensive part of this development

involves development of the structure below grade, which involves blasting. Not only am I concerned with blasting noise and vibration caused on adjacent properties, but also more significantly, on the affect the blasting will have on the trees. Once those trees are gone, they are gone and the neighborhood character is gone.

This neighborhood is a rocky terrain. Many of the houses here have been built to accommodate the rocks and the variety in the shifting slope of any given lot. My house has large exposed rocks underneath it, visible in the crawl space. In 2012 I planned a large renovation of the garage in my back yard and my contractor at the time told me he could not guarantee his estimate because he did not know how extensive the blasting would be until he started doing it. (Needless to say, I cancelled my plans.) In other words, we simply do not know what is underneath that property at 3031 Jackson.

I certainly would not want to see any development take place there without knowing that the city's arborist has looked at the Garry Oaks and has approved the building and blasting plan.

This neighborhood is one of Victoria's gems. No development that threatens the character and sensitive and beautiful environment around here should be permitted.

Please keep me up to date on this proposal.

Sincerely,

Sandra Meigs

3011 Jackson St. [REDACTED]

cc. Hillside Neighborhood Action Group

cc. Mayor Lisa Helps

both hard copies and emails of this letter will be sent

Chloe Tunis

From: Joe Carr <[REDACTED]>
Sent: Sunday, August 28, 2016 3:03 PM
To: Chloe Tunis
Subject: Development of 3031 Jackson St

Dear Cloe,

As a nearby resident and property owner to the development proposed for 3031 Jackson Street, I would like to submit some comments about the proposal submitted by the owner and developer of the townhouse project. Please pass my comments onto the Committee of the Whole, or whichever body reviews and rules on this proposal.

Jackson Street is a quiet residential street in Victoria. It's rare to see a house being sold on our two block long street, and even rarer to see development, in-fill, or re-development.

A modest 1950s-era house at 3031 Jackson Street is situated on a huge lot at the top of the hill. Currently, the lot is park-like, covered in a grove of mature Garry Oaks. This property has a development proposal to replace the single house with 10 townhouses.

I'm not against development or in-filling when it is done right, and respects the character of the neighborhood, however I feel this proposed development plan fails on several important fronts.

Why don't I like this development?

1. It lacks imagination – the units are just little wooden boxes with limited, dark living space for the occupants
2. It doesn't contribute anything to the neighboring properties or improve the street scape
3. It imposes yet more traffic onto our residential street
4. Ten townhouses is too dense for this location
5. The developer's plans tell me they are keeping their risk low by minimizing what they spend on the units, and maximizing the number of units to be offered for sale. I support the concept of the investors making money, but they also need to give benefits to the neighborhood, not just build, sell, and move onto the next project.

What do I want to see?

1. Fewer units and bigger, better-designed homes that people will want to live in for years to come
2. More expensive units offering luxury features, better finishing on the outside, innovative building methods
3. Better siting of the units to take advantage of the potential views from the high points of the property, even if this means removing more trees
4. Rotate the units fronting Jackson Street so they are parallel to the street, compliment the existing houses, rather than hiding them away in the trees at odd angles
5. Build energy efficiency into every unit and maximize natural light to inside spaces

Online copy of my comments, complete with media (not included in this email: [REDACTED])
[REDACTED]

Very truly yours,

Joseph Carr
3046 Jackson Street
[REDACTED]

From: Mary Chudley
Sent: Wednesday, September 28, 2016 12:44 PM
To: Tristen Weiss <[REDACTED]>; nag@quadravillagecc.com; Damian Graham <[REDACTED]>
Cc: Lisa Helps (Mayor) <mayor@victoria.ca>
Subject: RE: Feedback on development proposal for 3031 Jackson Street

Dear Tristen,

On behalf of Mayor Helps thank you for your email regarding 3031 Jackson Street.

I can confirm that the City of Victoria has received an application for this address and staff have provided feedback to the applicant. Staff will review revised plans in the coming months.

Your email will be attached to the file for this address and shared with Council again when it comes before a Committee of the Whole meeting of Council.

Up to date information on the application can also be found on the [City's Development Tracker App](#).

I am copying the City's Planning Department, as well, to add more information is necessary.

Sincerely,

Mary Chudley
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Tristen Weiss [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Wednesday, September 28, 2016 9:29 AM
To: nag@quadravillagecc.com; Citizen Engagement <engage@victoria.ca>; Councillors <Councillors@victoria.ca>; Damian Graham <[REDACTED]>
Subject: Feedback on development proposal for 3031 Jackson Street

To whom it may concern,

RE: Development of 3031 Jackson Street.

Our family has resided at 3020 Jackson Street for the past 14 years. It is a great area in a great city!

We were so happy to be included in the developers proposal for 3031 Jackson and to be able to share our views about the use of said property.

After hearing from the developers we have a few concerns that we feel could be reasonably addressed by a conscientious developer who values the continued success of the community we all enjoy each day.

1) Vehicle Traffic/Parking concerns- The proposed 10 units will bring to our street a **minimum** of 10 more vehicles. That assumes that people only have one vehicle.

The developer's idea that they will attract people who will *choose alternative transportation* (bicycles) was clearly thought up by someone who has not actually ridden the steep climb up Jackson street (I do it daily but I think I am one of three on the whole street) nor were there any suggestions as to why/how this development would actually attract those types of buyers. (communal gardens, rain catchment systems, passive or energy efficient housing).

Jackson Street right now brings a lot of vehicle traffic looking to avoid the Quadra/Finlayson intersection not to mention people dropping their children off at Quadra Elementary School. The proposed developments high density and minimal parking will only exacerbate this problem.

The present estimate that each unit needs only one car space seems truly out of touch with most household's needs. Not to mention the fact that most people's garages are filled with things other than cars.

2) Loss of greenspace- What the developer's pictures don't show is how beautiful the lower portion of the property is with its beautiful Garry Oaks. When people come by to visit they ask if it is a park. It is hard to understand why someone wouldn't want to preserve this gorgeous piece of land?? Why not a communal gardening spot and some guest parking? Rain water harvesting? Children play area?

Build the units on the back portion of the lot and retain the beautiful entrance to the property.

Here is a great shot:



3) **Fitting in with the neighbourhood-** Our area is filled with single family homes. We are a single family and came to this area because of that. *Of course the Co-Op housing development is an exception but it provides the community with affordable housing* and they have lots of parking. The density of this proposal really isn't fitting for this neighbourhood.

A **possible solution** brought up at the meeting was to only have 8 units or less in the upper area of the proposed development and the lower area for extra guest parking spaces or greenspace.

We would hate to sound like people who are anti-development. We of course realize that many people want to move to this beautiful area and we know there needs to be places for them. But in 20 years how nice would it be to get to the top of Jackson street and be treated to a view of trees.

Thanks so much for taking the time to read this,
Tristen, Damian, and Paisley

Noraye Fjeldstad

From: Ben Isitt (Councillor)
Sent: Monday, May 01, 2017 1:42 PM
To: Noraye Fjeldstad; Councillors
Subject: FW: Email to Mayor and Council re: 3031 Jackson St proposal

From: Victoria Mayor and Council
Sent: June 2, 2016 6:21 PM
To: [REDACTED]
Subject: RE: Email to Mayor and Council re: 3031 Jackson St proposal

Dear Barb,

Thank you for your email regarding the development proposal for 3031 Jackson Street. Your email has been shared with Mayor and Council and staff in development services. I apologize for the delay in providing a response.

At this time, the City of Victoria has not received an application for this address. If and when the City does receive an application, staff will conduct a comprehensive review of the proposal, which will include potential impacts on neighbouring properties and overall fit with the neighbourhood.

Once an application has been received by the City of Victoria, your email will be attached to the file for this address and shared with Council again when it comes before a Committee of the Whole meeting of Council.

If the applicant will be applying for a rezoning, once an application is received up to date information on the application can also be found on the City's [Development Tracker App](#).

Sincerely,

Bridget Frewer
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Barb Doyle [REDACTED]

Sent: Tuesday, May 17, 2016 8:17 AM
To: Councillors <Councillors@victoria.ca>; Citizen Engagement <engage@victoria.ca>; nag@quadravillagecc.com
Subject: 3031 Jackson St proposal

To Mayor and Council

Thank you for the opportunity to express my concern regarding this development that shares three borders with the co-operative housing development that I live in.

I have grave concerns about the variance regarding property lines and buildings that the developer is requesting of 5 to 7 feet. This will make the proposed buildings far too close to our property line and mirror the horrible developments that are occurring throughout the lower mainland.

Bylaws and regulations are put in place for a reason and developers need to adhere to them. Usually the bylaws and zoning regulations are there to keep neighbors happy. Variances creates further antagonism. Increasing shared noise issues as well as privacy issues. They are already taking out oak trees that everyone else has to get a special permit to remove and they are asking for a change in zoning to a multi family dwellings.

Barbara Doyle Unit 12 1120 Summit Ave

I

Noraye Fjeldstad

From: nag@quadravillagecc.com
Sent: Monday, May 01, 2017 9:52 AM
To: Noraye Fjeldstad
Subject: From Trinity MacRae Fwd: RE: Proposed Development at 3031 Jackson
Importance: High

----- Original Message -----

Subject: RE: Proposed Development at 3031 Jackson
Date: Mon, 1 May 2017 08:11:59 -0700
From: "Trinity MacRae" [REDACTED]
To: <councillors@victoria.ca>

Dear Mayor and Council,

I understand the proposal for re-development of 3031 Jackson Street is going to the City of Victoria Committee of the Whole this Thursday May 4th. I want to ensure my letter (below), originally *sent and received by yourselves on May 22nd of 2016*, is indeed included in the correspondence file and thus, reviewed and considered. I am one of the 38 cooperative owners of Wilderness Park Co-op; we are direct neighbours to 3031 Jackson and have grave concerns! In addition to my personal letter from last year, you will also find my signature included in a package sent this year by our Cooperative, outlining our concerns in more detail. I hope my correspondence is respected and taken seriously when making decisions on this matter. Thank you in advance.

Sincerely,

Trinity MacRae
#20-1120 Summit Avenue
Victoria BC V8T 2P7
[REDACTED]

From: Trinity MacRae [REDACTED]
Sent: May-22-16 2:20 PM
To: 'councillors@victoria.ca'
Cc: 'engage@victoria.ca'; 'nag@quadravillagecc.com'
Subject: Proposed Development at 3031 Jackson

May 22, 2016

RE: Proposed Development at 3031 Jackson St

To Mayor and Council,

Thank you for the opportunity to express my concerns regarding the proposed rezoning and development at 3031 Jackson Street. The property shares three borders with Wilderness Park Co-op (1120 Summit Ave / 3045 Jackson St) where I have been a Member since 2009, raising my Son and enjoying a quiet, community lifestyle.

My main concern is about the requested variances. Municipal rules are in place for a reason and developers need to adhere to them. Changing set rules for this developer will have a negative effect on our neighbouring property and lifestyle. My unit (#20) is directly to the south of their existing driveway and parking lot; as it is we can already hear tenants speaking when they are outside and/or on their deck, from our back yard or when lying in bed at night. I feel like developing any closer than whatever the normal distance is is unfair to the established neighbours. It will make the townhouses far too close to our property line, take away the thin tree line that helps with noise pollution and offers a nice view, reduce our privacy, and give neighbours direct sightlines into my private fenced back yard as well as our Co-ops common area, gardens, and playground. Furthermore, building this close will mirror the dense urban developments that are occurring throughout the lower mainland; not at all appropriate for this old Victoria neighbourhood!

In addition, the number of 10 townhouses alarms me for the sheer number of people and cars it will add onto a small piece of land and an already busy street.

Usually bylaws and zoning regulations are there to keep neighbors happy. Variances create further antagonism, increasing shared noise issues as well as privacy concerns. I understand the Developer is already taking out Oak trees that others have to get a special permit to remove? And, they are asking for a change in zoning from single to multi-family dwellings! With all due respect, please consider the established lifestyle in our neighbourhood and at least deny the request to reduce building distances.

Respectfully,

Trinity and Jack MacRae
Unit #20
1120 Summit Avenue
Victoria BC V8T2P7

Noraye Fjeldstad

From: Ben Isitt (Councillor)
Sent: Monday, May 01, 2017 1:41 PM
To: Noraye Fjeldstad; Councillors
Subject: FW: Email to Mayor and Council re: Development Proposal 3031 Jackson

From: Victoria Mayor and Council
Sent: June 3, 2016 8:36 AM
To: [REDACTED]
Subject: FW: Email to Mayor and Council re: Development Proposal 3031 Jackson

Dear Rob,

Thank you for your email regarding the development proposal for 3031 Jackson Street. Your email has been shared with Mayor and Council and staff in development services.

At this time, the City of Victoria has not received an application for this address. If and when the City does received an application, staff will conduct a comprehensive review of the proposal, which will include potential impacts on neighbouring properties and overall fit with the neighbourhood.

Once an application has been received by the City of Victoria, your email will be attached to the file for this address and shared with Council again when it comes before a Committee of the Whole meeting of Council.

If the applicant will be applying for a rezoning, once an application is received up to date information on the application can also be found on the City's [Development Tracker App](#).

Sincerely,

Bridget Frewer
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Robert Anderson [REDACTED]

Sent: Friday, May 27, 2016 7:05 AM

To: Citizen Engagement <engage@victoria.ca>; Councillors <Councillors@victoria.ca>

Subject: Fwd: Development Proposal 3031 Jackson

Good Morning,

As a neighbor to a development on Jackson street, I have been encouraged to send you my comments.

The essential item to state is that the 3031 Jackson proposal is asking for special zoning in order to permit the excessive developing that the zoning system is intended to manage.

Zoning is intended to manage privacy, water, sewer, storm, and ecological factors. Please consider rejecting this project on this basis.

As well, I have been advised by my neighbors that much of the property had been designated as a memorial and placed under a property covenant to restrict building. The memorial was reportedly placed by a previous owner to honour his deceased spouse.

Thank you for your attention to this matter.

Regards,

Rob Anderson
3025 Jackson Street
Victoria, BC
V8T 3Z7

Sent from my iPhone

Begin forwarded message:

From: Jenny Fraser [REDACTED]
Date: May 11, 2016 at 1:25:31 AM EDT
To: [REDACTED]
Subject: Fwd: Development Proposal 3031 Jackson

Robert,

I have attempted to capture your comments in the letter from the Hillside Quadra Neighbourhood Action Committee to the City. I would urge you, however, to send your comments directly to City Hall. Send to both Citizen Engagement engage@victoria.ca and to Mayor and Council councillors@victoria.ca.

Begin forwarded message:

From: "Laura Taylor" [REDACTED]
Subject: Fw: Development Proposal 3031 Jackson
Date: 20 April, 2016 8:50:24 PM PDT
To: "Jenny Fraser" [REDACTED]

Jenny - an email with comments on the proposal.

-----Original Message----- From: Robert Anderson
Sent: Wednesday, April 20, 2016 3:45 PM
To: nag@quadravillagecc.com
Subject: Development Proposal 3031 Jackson

Jenny,

Please accept this email as a response to the proposal regarding 3031 Jackson Street. I do not support the proposal or any part of the plan as presented. I am unable to attend the public meeting on 25 April and would like this message to

stand as my opinion.

The project has provided a list of variances which are requested in order to build ten townhouses. The variances are requested in order to permit construction of structures of a size and in locations not currently permitted. The number and depth of changes underscore the fact that this project is far from what would be considered acceptable.

As the home owner of 3025 Jackson, I can see this will have only a negative impact on my property. I do not support the changes to the zoning. There would be significant detrimental impacts as noted from the planning requests and absolutely no benefit to the neighborhood.

As well, I believe there is a Civil covenant on the property that prevents building over a large portion of the property as a memorial to a previous resident.

The project seeks to dramatically shift the neighborhood away from single family homes as the standard. The project does not respect the long term good of the neighborhood and the owners of 3031 Jackson will not have to deal with the consequences of their project as they won't be living in the proposed building.

My recommendation is to strenuously deny each part of the project.

Sincerely,

Rob Anderson

3025 Jackson

Email - [REDACTED]

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

Noraye Fjeldstad

From: Ben Isitt (Councillor)
Sent: Monday, May 01, 2017 1:41 PM
To: Noraye Fjeldstad; Councillors
Subject: FW: re-zoning proposal 3031 Jackson

From: Sandra Meigs [REDACTED]
Sent: August 22, 2016 12:43 PM
To: Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Cc: nag@quadravillagecc.com
Subject: re-zoning proposal 3031 Jackson

August 22, 2016

Re: Re-zoning application 3031 Jackson Street

Dear Members of the City Council of Victoria,

I am writing to express my concerns about the proposal for development of the lot at 3031 Jackson. I have lived and own the home at 3011 Jackson since April 2011. I love my home, the neighborhood, and the environment in the area, particularly the Garry Oaks, of which I have 3 on my property. I have reviewed the plans and will outline my concerns below.

The scale of these 10 town houses is beyond that of anything on the Summit Hill end of Jackson St, including the housing co-op next door to it. NO house on Jackson, that I am aware of, has a garage. Everyone here parks in the street, in a driveway, or, as at the co-op, in a lot. Proposing 10 garages on one lot is out of character for the neighborhood. As first story structures, visible from the side on Jackson St. (in units 1 & 2), they will stand out like sore thumb, or shall I say be sores in our eyes. This type of garage, even if only for 1 car, is more in character with a suburban dwelling and is certainly not part of our current streetscape.

Units 1 & 2 are particularly large and tower above the already large house at 3027/29 Jackson. I am not only concerned about developing 3031 Jackson in this manner, but also in setting a precedent for tearing down existing properties and building monster houses and monster developments.

I am especially concerned for the protection of the Garry Oaks on the property. In the drawings, the trees are depicted close to the corners of the architectural structures. These trees have extensive root systems. I am not confident that the architectural plan protects the trees. Garry Oaks are very sensitive to environmental factors, and hard to propagate for that reason. Indeed, that is why they are protected. In relation to this fact, an extensive part of this development involves development of the structure below grade, which involves blasting. Not only am I concerned with blasting noise and vibration caused on adjacent properties, but also more significantly, on the affect the blasting will have on the trees. Once those trees are gone, they are gone and the neighborhood character is gone.

This neighborhood is a rocky terrain. Many of the houses here have been built to accommodate the rocks and the variety in the shifting slope of any given lot. My house has large exposed rocks underneath it, visible in the crawl space. In 2012 I planned a large renovation of the garage in my back yard and my contractor at the time told me he could not guarantee his estimate because he did not know how extensive the blasting would be until he started doing it. (Needless to say, I cancelled my plans.) In other words, we simply do not know what is underneath that property at 3031 Jackson.

I certainly would not want to see any development take place there without knowing that the city's arborist has looked at the Garry Oaks and has approved the building and blasting plan.

This neighborhood is one of Victoria's gems. No development that threatens the character and sensitive and beautiful environment around here should be permitted.

Please keep me up to date on this proposal.

Sincerely,

Sandra Meigs

3011 Jackson St. [REDACTED]

cc. Hillside Neighborhood Action Group

cc. Mayor Lisa Helps

both hard copies and emails of this letter will be sent

Noraye Fjeldstad

From: Ben Isitt (Councillor)
Sent: Monday, May 01, 2017 1:40 PM
To: Noraye Fjeldstad; Councillors
Subject: FW: Feedback on development proposal for 3031 Jackson Street

From: Tristen Weiss [REDACTED]
Sent: September 28, 2016 9:28 AM
To: nag@quadravillagecc.com; Citizen Engagement; Councillors; Damian Graham
Subject: Feedback on development proposal for 3031 Jackson Street

To whom it may concern,

RE: Development of 3031 Jackson Street.

Our family has resided at 3020 Jackson Street for the past 14 years. It is a great area in a great city!

We were so happy to be included in the developers proposal for 3031 Jackson and to be able to share our views about the use of said property.

After hearing from the developers we have a few concerns that we feel could be reasonably addressed by a conscientious developer who values the continued success of the community we all enjoy each day.

1) **Vehicle Traffic/Parking concerns-** The proposed 10 units will bring to our street a **minimum** of 10 more vehicles. That assumes that people only have one vehicle.

The developer's idea that they will attract people who will *choose alternative transportation* (bicycles) was clearly thought up by someone who has not actually ridden the steep climb up Jackson street (I do it daily but I think I am one of three on the whole street) nor were there any suggestions as to why/how this development would actually attract those types of buyers. (communal gardens, rain catchment systems, passive or energy efficient housing).

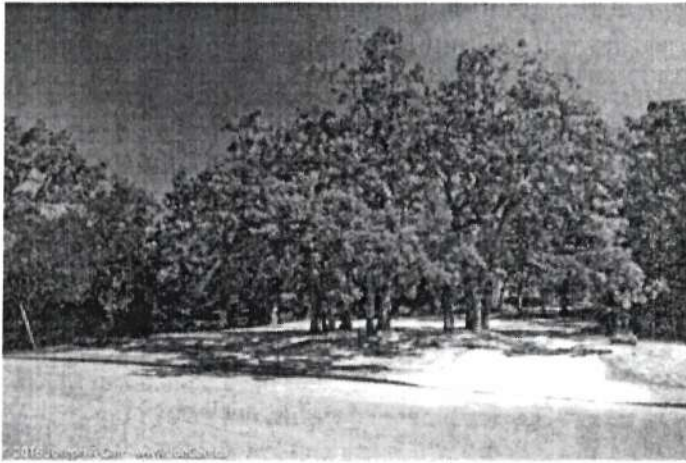
Jackson Street right now brings a lot of vehicle traffic looking to avoid the Quadra/Finlayson intersection not to mention people dropping their children off at Quadra Elementary School. The proposed developments high density and minimal parking will only exacerbate this problem.

The present estimate that each unit needs only one car space seems truly out of touch with most household's needs. Not to mention the fact that most people's garages are filled with things other than cars.

2) **Loss of greenspace-** What the developer's pictures don't show is how beautiful the the lower portion of the property is with its beautiful Garry Oaks. When people come by to visit they ask if is a park. It is hard to understand why someone wouldn't want to preserve this gorgeous piece of land?? Why not a communal gardening spot and some guest parking? Rain water harvesting? Children play area?

Build the units on the back portion of the lot and retain the beautiful entrance to the property.

Here is a great shot:



3) **Fitting in with the neighbourhood-** Our area is filled with single family homes. We are a single family and came to this area because of that. *Of course the Co-Op housing development is an exception but it provides the community with affordable housing* and they have lots of parking. The density of this proposal really isn't fitting for this neighbourhood.

A **possible solution** brought up at the meeting was to only have 8 units or less in the upper area of the proposed development and the lower area for extra guest parking spaces or greenspace.

We would hate to sound like people who are anti-development. We of course realize that many people want to move to this beautiful area and we know there needs to be places for them. But in 20 years how nice would it be to get to the top of Jackson street and be treated to a view of trees.

Thanks so much for taking the time to read this,
Tristen, Damian, and Paisley

Noraye Fjeldstad

From: Ben Isitt (Councillor)
Sent: Monday, May 01, 2017 1:40 PM
To: Noraye Fjeldstad; Councillors
Subject: FW: 3031 Jackson Street - rezoning application

From: Rosemary Pecorelli [REDACTED]
Sent: October 18, 2016 1:21 PM
To: engage@vic.ca; Councillors
Cc: nag@quadravillagecc.com
Subject: 3031 Jackson Street - rezoning application

The words of Maria Rosina Pagnotta (myself) who has no computer access - submitted at my request by my daughter

To all concerned: in response to the CALUC meeting held on April 25 regarding the rezoning of the above mentioned property it is noted that all the concerns of the residents were captured in the minutes. From this it is still our concern as to why this would even be on the table for negotiation. **Every single homeowner that was invited to the meeting was opposed to the project going through.** Why are we, the residents, even asked to come forward with our concerns if no one is willing to listen to us. It appears that this is just a formality to show that all the steps have been taken which are set out in the City bylaws. These concerns that were brought up are very legitimate concerns, not only to the residents surrounding the proposed property, but to the individuals and children which use Jackson street as the main access route to the school. We, the residents, didn't just pick these concerns out of a hat - they are true and just. It seems that the meeting was just a waste of our time and effort.

The City seriously needs to do a traffic assessment to Jackson Street - especially now that school is back in session. When I inquired about it I learned that no assessment was done. It should not be up to the existing residents to ask for this - the City should have automatically stepped up and provided this without question. Traffic has picked up immensely now that school is back in session and is already an issue without 10 more townhouses. We should be thinking of the safety of our people first.

*(I have now noted that a traffic assessment was done in the first week of October - now for the results - how do we find out the outcome)

The parking will be an added burden to the heavy traffic. It will just escalate whichever way you look at. There are already cars parked on both sides of the street on a daily basis and makes it very difficult to drive through, especially if there is another vehicle coming the opposite way....there is virtually no where to go but try and swerve into a near driveway and allow them to pass through. Turning on Jackson from Finlayson is already a concern as cars are parked on Jackson almost at the stop sign and turning on from Finlayson is very tight. The leaves have started to pile up along the curbs which makes it virtually impossible to park - and it's not just the trees that are proposed to be removed from the site!!! It's all the way down the street.

It is very frustrating to say the least that this project is even being considered especially with all these concerns from the residents. I, Maria Rosina Pagnotta have resided in the same home at 3027 Jackson Street for the past 60 years. My bedroom window faces the driveway to the property - I will be 90 years old in December and go to bed peacefully every night by 9:00pm. This is going to have a huge impact on my remaining years on this earth. The cars going back and forth up and down the driveway at any given time will be so disruptive to my sleep and health.

One more thing in closing.....it is noted by the residents that there was a "Lisa Helps" sign on this lawn (3031 Jackson) during the campaign – so a Lisa helps supporter. And according to her missionit says:

She is leading a transformation at City Hall in order to foster a more innovative, proactive and responsive culture to meet and exceed the needs of residents and the business community.

Thank you for your attention to my concerns
Maria Rosina Pagnotta
3027 Jackson Street

*was written a few weeks ago but held off in sending pending any new business to this project that may come to our attention i.e. the traffic assessment being one thing

March 7/2017

Mayor and Council
City of Victoria,
Centennial Square, Victoria, BC

I am writing this letter on behalf and with the permission of the members of the Wilderness Park Co-op, a community consisting of 38 units housing @ 90 inhabitants, bordering the proposed development at 3031 Jackson st.(Folder#REZ00520). We would like to express some concerns that we feel we need the council to be aware of that will impact our environment.

We are thankful that we have members who are on the mailing list of the Hillside-Quadra Neighbourhood Action Committee, otherwise we may have missed our opportunity to address the proposed 10 unit development @ 3031 Jackson st which our Co-op borders on 3 of it's sides. We would imagine that both the residents of the area and the developer would wish to resolve any issues early in this process rather than later to respect everyone's time and resources.

The developer has requested a number of variances that we are concerned about as we are the immediate neighbours on the North, East and South sides of the subject property.

The most notable variances affecting us are:

- relaxation of the property setbacks on the North property line which involves units 6 and 7. The request is for a relaxation from the prescribed 7.5m as laid out in zone R-J to a setback of 3.0m, which is a significant request.
- relaxation of the property setback on the East property line which involves units 8-10. This is also prescribed to be 7.5m in the applicable zone with the request to be relaxed to 5.1m for units 8 & 9 and 4.5m for unit 10.

Our concerns with these 2 relaxation requests revolve around the proximity to our property lines, which will be a considerable adjustment from the current residence, which is @ 13m from our property line. Units 8-10 will have a significant impact on our community due to the fact that this particular location shares a fence line with our Co-op's communal space that is used for gatherings throughout the year and we currently enjoy the feeling of reasonable privacy from our immediate neighbour. This area is also the home of our well-used playground that will only have a buffer of 4.5m with the current proposal, this is to the rear of the buildings non-inclusive of the rear patio area.

The developer is citing tree preservation as the primary driver for the siting of the proposed building layout. This seems counter intuitive to many of us, if tree preservation is paramount perhaps reducing the number of units and providing ample spacing from neighbours would achieve the desired result. Our wish would be for just that, a reduction of the number of units and the preservation of the prescribed setbacks of 7.5m as laid out in zone R-J.

This would achieve a number of positives in our eyes:

- as the 3031 property is a sloping site West towards Jackson st, the 7.5m placement would reduce the perception of height over us due to the natural grade.
- tree preservation would be achieved through fewer units taking advantage of natural buffering of irreplaceable mature trees dotting both properties.
- reducing the number of units will reduce the number of required parking spaces as zoning requires 1.5 spaces per unit. A later paragraph will explain the parking concerns.

The reason for concerns around the parking is based upon the fact that most households today are multi-vehicle (most often 2), to this we can attest as our Co-op members often need to park off property due to insufficient on site parking spaces. Assuming 10 units are built and 15 parking spaces are available, and the majority of households have 2 vehicles the excess will be required to park on Jackson street which already has many vehicles parked on it. Should the development reduce the units from 10 to perhaps 8, 12 spaces would be required on site with the possibility of adding more on site parking as these spaces could be placed strategically with tree preservation in mind.

With the area density being increased by this development, which frankly has already been largely achieved due to the Co-op itself, street parking will become increasingly taxed and consideration needs also to be given to visitors to these dwellings.

In the developer's letter to council (October 10/2016), he noted that Jackson is already an arterial connector which I don't argue, the problem lies in the fact that it is currently very busy at peak hours and it has been of such a concern in the past that the city has already installed traffic calming speed humps along the street in an effort to bring the traffic speeds down over the apex of Jackson st. Adding density to this neighbourhood will compound the traffic issues that are present when attempting to turn onto Finlayson rd.

We recognize there is potential on this site and there is likely to be development occurring at some point in the future and don't wish to come across as NIMBYs but we feel we need to make our concerns known as we comprise a significant portion of the Summit Park neighbourhood.

There were a number of our members that attended the initial community association meeting where Mr. McNeil spoke on behalf of the development, and we found most if not all the seats full of SFD homeowners from the area who also had concerns surrounding the proposed application.

Respectfully,
Graeme Tuck

22-1120 Summit ave
Victoria, BC
V8T 2P7

We, the members of Wilderness Park Co-op, hereby acknowledge with our signatures that we are in full support of the attached letter outlining our concerns regarding the proposed development @ 3031 Jackson st (Folder#REZ00520).

Chuck RL Christian Prohom #38



Arthur Kingman #4

Bonnie Kingma

Bonnie Kingma #4



Annabelle Harrington #8



Mike Harrington #8

Barb Doyle

Barb Doyle #12

Ray Adrian

Ray Adrian #12

Katy Gregg

Katy Gregg #14

Cameron Young

Cameron Young #14

Scott Fidyk

Scott Fidyk #10



Cidalia Alvernaz #18

Emma Alvernaz

Emma Alvernaz #18

Pam Richardson

Pam Richardson #26



DAVE RICHARDSON #26

JA Keith-Murray Judith Keith-Murray #11

#30 MAKE DUPE

#32 Alison Leslie

#40 Loung Fox

#38 Jennifer Atkman

#36 Miran Morgan

#37 Peter Halonen

#34 Jack Allen

#34 Tony Brown

#31 n.f.

29 Alisha Foulie

Ross Foulie

27 Chava Dwyer

#25 ~~Philip & Barbara Chambers~~ + 3 children

#23 Brooke Olson

#21 J. Wall + C. Wall

#19 Babourthy

#24 D. Wall

Maureen Byrne
M. H. H.

Long

~~MS~~

Olson

J M Sep
G Randall

S McGregg
O Douglas

Sheila O'Brien

MacRae

Betty Kask

Caryne Pell

JH

W A

Dorothy # 9
June # 15

Sue # 5

Diane # 3

Sheila O'Brien

1

TRINITY MACRAE

20

BETTY KASK

33

Caryne Pell

2

Jennifer Tuck # 22

Devin Stenson # 16

Noraye Fjeldstad

From: Ben Isitt (Councillor)
Sent: Monday, May 01, 2017 1:39 PM
To: Noraye Fjeldstad
Cc: Councillors
Subject: FW: 3031 Jackson

From: Mario Pagnotta [REDACTED]
Sent: April 3, 2017 4:00 PM
To: Ben Isitt (Councillor)
Subject: 3031 Jackson

Another bullshit excuse from the city of Victoria .doug from public works said today they will not be reprinting the yellow lines on Jackson st for there is no manpower to do the work and they are 5 years behind add on that the corrupt mayor helps won't requeuse herself from the 3031 developement vote when her election signs were all over that property before she was elected I guess I'm going to the news with this one!

Sent from my iPhone